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NORTH
SYCAMORE

SPECIFIC
PLAN



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BRADY AND ASSOCIATES, INC. PLANNERS AND LANDSCAPE ARCHITECTS

North Sycamore Specific Plan

Prepared for
City of Pleasanton

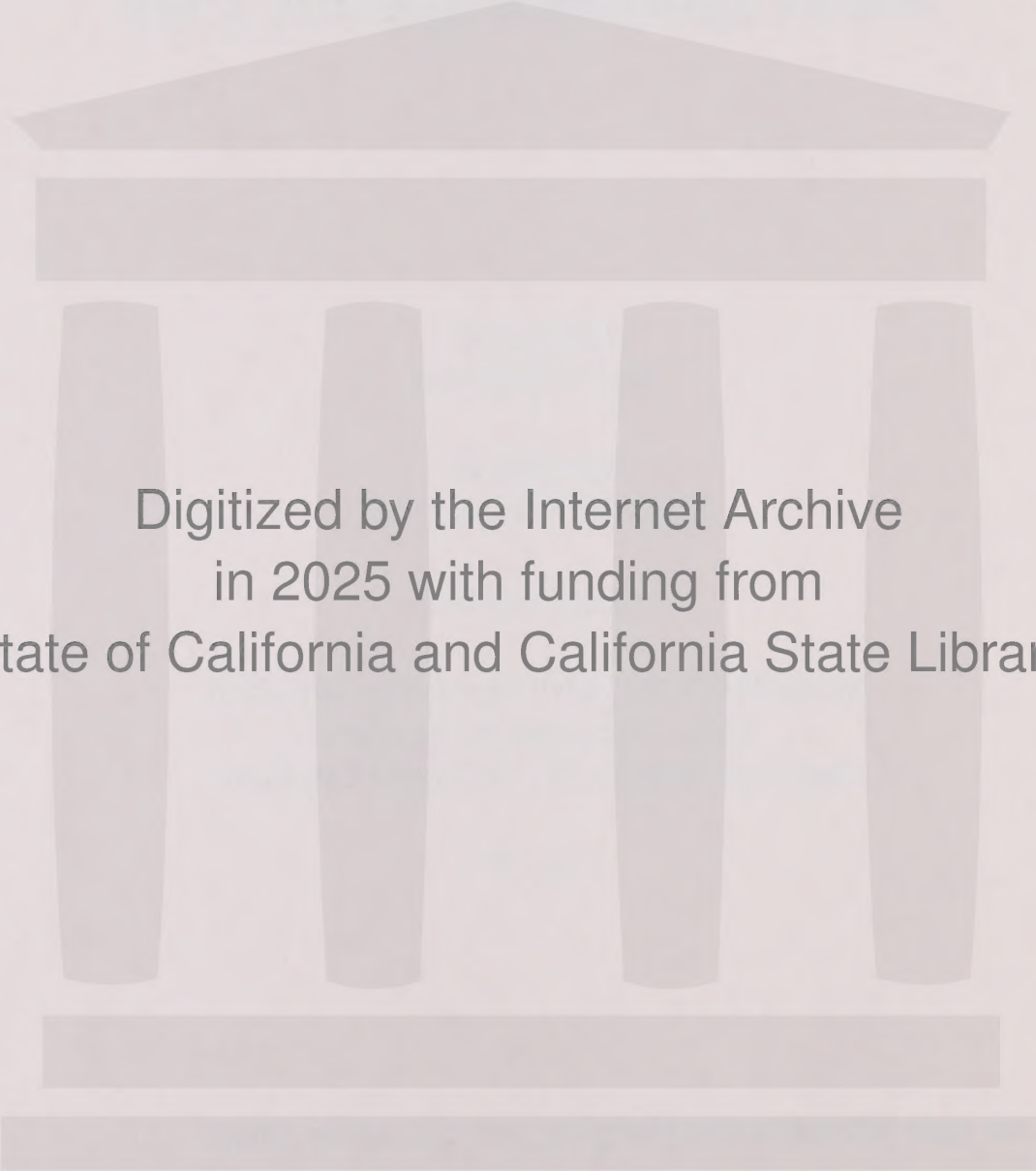
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June 1992

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I. INTRODUCTION AND PLAN PURPOSE

A. PLAN OVERVIEW

This document constitutes a Specific Plan for the future use of the designated 135-acre North Sycamore Specific Plan area (also referred to as the "study area" in this document). The overall objective of the North Sycamore Specific Plan is to provide a detailed plan to guide and facilitate the development of the designated Specific Plan area within the City of Pleasanton, following annexation. All but 1.77 acres of the Specific Plan area is presently unincorporated land within Alameda County, adjacent to the City of Pleasanton.

The North Sycamore Specific Plan process was initiated by the City Council to provide for a comprehensive assessment of proposed annexation boundaries and to balance the concerns of those wishing to develop their properties with those wishing to retain the rural atmosphere of the area.

There have been two primary guides for the policy formulation for this program. The first is the City of Pleasanton's General Plan, including the General Plan designation for the area; the second is the recommendations of the North Sycamore Specific Plan Citizen's Committee as contained in their report to the City Council.

The plan recognizes the unique character of this area and responds to the concerns of the local residents that the rural character of the area be preserved to the extent possible and that the development be designed so as to minimize the potential for adverse impacts on the surrounding areas. It is also intended to provide appropriate connections to existing and future adjacent developments.

The plan sets forth detailed land use and circulation standards, capital improvement requirements, and necessary regulatory schemes and supporting policies to implement the plan. The required environmental impact documentation is contained in a separate companion document, the North Sycamore Specific Plan EIR. The EIR includes recommended mitigation measures for the Specific Plan, as well as an analysis of possible project alternatives.

This Specific Plan document also contains an appendix that provides relevant information on plan alternatives and cumulative projects, and discusses the interrelationship between cumulative development and development possibilities within the study area.

B. STATUTORY AUTHORITY

Under California Law (Government Code Section 65459 et. seq.), cities and counties may use Specific Plans to develop policies, programs, and regulations to implement the jurisdiction's

adopted General Plan. The Specific Plan frequently serves as a bridge between the general plan and individual development master plans.

This Specific Plan has been prepared in a manner consistent with the requirements of State Planning and Zoning Law, Article 8. Specific Plans. As prescribed by law, the plan includes text and diagrams which specify the following:

- 1) The distribution, location, and extent of the land uses for the area;
- 2) The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
- 3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
- 4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the plan.

C. SPECIFIC PLAN HISTORY

The first study of annexation of the Sycamore/Happy Valley area was undertaken in 1983. It was known as the "Happy Valley Loop Annexation Study." Residents in the area worked with city officials to develop a way of annexing the area while retaining a rural lifestyle. Although significant progress was made, the project ended in a division of opinion among the residents and ultimate failure to adopt the plan.

Based on conversations with remaining residents of the area, as reported by Land Planning Consultants, the main sticking point of the "Annexation Study" was the requirement of the City that all property owners join in an assessment district to pay for construction of city water mains throughout the area. The cost to property owners was estimated at \$3,834 per water connection. Many property owners required multiple connections and the average expense would have amounted to about \$10,000 per property. A majority of property owners were unwilling or unable to take on that expense. This Specific Plan differs from previous plans in that the water and sewer improvement costs in the Specific Plan area will be financed by the Funding Developers (major developers in the study area), not by the individual property owners. Reimbursement for the advanced costs will occur only in the event that individual property owners subdivide. Other significant differences include a smaller study area. The previous "Annexation Study" was for the entire Happy Valley Loop, while the current plan is for the area generally north of Sycamore Road.

A major force behind the recent planning effort has been the Pleasanton Unified School District (District) which is the owner of parcel 18 (42.5 acres), the largest single parcel in the study area. The District has held parcel 18 in reserve as a possible future school site, but has determined that the site is not needed and is interested in selling the property. Annexation is generally required to provide sewer, water and other urban municipal services to the area.

On the District's behalf, a draft North Sycamore Specific Plan was prepared for 124 acres by Land Planning Consultants in December 1988, and revised in April 1989. As a part of the development of this draft plan, meetings were held with a steering committee made up of members of the Alisal Improvement Club, property owners within the study area boundaries, and residents of adjacent developments.

The City Council objects to piecemeal annexations to its municipal boundaries and prefers a comprehensive approach to the consideration of appropriate boundaries. On August 1, 1989, the Pleasanton City Council voted to initiate annexation of the study area subject to the completion of a Specific Plan process which would address and resolve planning issues. The City Council also voted to establish a Citizen Advisory Committee to provide comments and guidance on unresolved issues. The Citizen Advisory Committee met on six occasions over a three month period with an average of 30 persons in attendance. The Citizen Advisory Committee's recommendations addressed the following major issues:

- Specific Plan boundaries
- Land use designations
- Flood control and channel improvements for Sycamore Creek
- Circulation

On January 16, 1990, the City Council considered the recommendations put forward by the Advisory Committee; after discussion on the level of agreement over the recommendations contained in the report, the City Council voted that the recommendations of the Citizen Advisory Committee be incorporated in the preparation of a Specific Plan and EIR.

The Citizen Advisory Committee's recommendations are summarized as follows:

1. Specific Plan Boundaries

- Recommended boundaries were similar to those shown in Figure I-1. The Advisory Committee specifically recommended exclusion of Sycamore Road east of the current City limits from the Specific Plan boundaries, so as to decrease the likelihood that it would be improved to City standards.



Figure I-1
North Sycamore Specific Plan Boundaries

- Two areas were conditionally included dependent on the assigned land uses:
 - The 2.4 acre Carlson property could be included (based on a request from the property owner) if given a zoning of PUD-Agriculture with a 1 acre minimum lot size.
 - Inclusion of properties south of Sycamore Road between the existing City limits and Amber Lane, providing they were zoned PUD-Agriculture, 1 acre minimum lot size.

2. Land Use

- A school site, if needed, should be shown in the center of the School District property, north of the creek channel. (Note: the Pleasanton Unified School District has since determined that it neither needs nor is interested in retaining a school site on this property. Therefore, the Specific Plan does not designate a school site.)
- Rural views should be preserved and a spacious transition maintained between existing residences along the northern edge of the Specific Plan area and new development in the Specific Plan area, through the use of large lots, backyard setbacks and single-story construction.
- Only those three properties that front on Sunol Boulevard should be designated as PUD-Office/Commercial. The PUD-Office/Commercial category should be compatible with adjacent residential development.
- Two narrow parcels north of Sycamore Road, adjacent to those designated as PUD-Office/Commercial should receive a joint designation stipulating that, if developed together, the parcels could be developed as office, if developed separately, they must be developed as PUD-Low Density Residential.

3. Flood Control

- The Advisory Committee recommended flood control improvements be provided as described in the Land Planning Consultant's Report for the School District property (a 14-foot channel width and a 51-foot right-of-way) and that if downstream improvements are needed, these should rely on methods which would reduce channel widths, such as concrete channels, closed conduits or a combination of these methods.
- The Specific Plan should address flood control measures for upstream development so that flood flows in the Specific Plan area do not increase.

4. Circulation

- Major access should be provided via a new collector connecting to Sunol Boulevard.
- Construction traffic should use Sunol Boulevard as access, with no access through neighborhoods to the north or the Happy Valley neighborhoods.
- Independence Drive should be extended as a closed cul-de-sac on the Castlewood property (parcel 20), with no connection to other streets in the Specific Plan area. The collector should be given a new name.
- Provide only indirect access between Ventana Hills and the Specific Plan area, via the Lund II development.
- For future development southeast of the Specific Plan area that would require access through the Specific Plan area, traffic studies should be required to determine impacts on adjacent neighborhoods. Mitigation measures should be required to ensure that traffic levels do not exceed 3,000 vehicles per day on adjacent streets.
- No vehicular access to the Specific Plan area via San Carlos Way. Pedestrian access at San Carlos Way should maintain the aesthetic appearance of the street.
- The Specific Plan EIR should examine road alignment alternatives that avoid right-of-way requirements for the Green's property (parcel 8 on Figure II-8).
- No consensus was reached on how, or if, to connect the study area to San Antonio Street. Three alternatives (in order of preference) were presented: 1) emergency vehicle access only; 2) extension of San Antonio as a dead-end street, serving approximately 10 houses, with an emergency vehicle access to the remainder of the Specific Plan area; or 3) an indirect, easterly facing connection between San Antonio Street and the new collector.

Many of the Citizen Advisory Committee recommendations have been reflected in the Specific Plan.

Alternatives to the Specific Plan are summarized in an Appendix to this plan and are assessed in the DEIR.

D. SPECIFIC PLAN PROCESS

Following are the procedural steps taken to implement North Sycamore Specific Plan:

Circulation of the Draft Plan and Draft EIR. The Draft Plan and the companion Draft EIR were circulated and made available for public, private and agency review for a period of 45 days after the date of release.

Hearing on the Draft EIR. During the 45-day public review period, a public hearing was held to receive public comments on the DEIR.

Response to Comments. Following close of the comment period, the City prepared and circulated a written response to written and oral comments received on the DEIR.

EIR Certification. The City then certified the EIR as complete.

Coordination with Responsible Agencies. The City coordinated with the California Department of Fish and Game regarding a Streambed Alteration Agreement and with the U.S. Army Corps of Engineers regarding possible Corps jurisdiction for proposed drainage improvements.

Adoption of the Specific Plan. Based on the full disclosure of information associated with the EIR process, the City made appropriate revisions to the Draft Specific Plan and adopted a Specific Plan for the North Sycamore Specific Plan area.

General Plan Amendment. At the time of Specific Plan approval, the City amended the General Plan to be consistent with the Specific Plan.

Annexation. The City will proceed with an annexation application for that portion of the Specific Plan outside the City limits.

Review of Development Applications/Development Approval and Allocation under the City's Growth Management Program. Individual development applications will be reviewed and processed according to the City's planned development review process. No additional environmental documentation will be required for residential projects assuming that the development proposal is consistent with the Specific Plan. New development will also receive development allocation under the Growth Management Program.

II. PLANNING AREA CONTEXT

A. REGIONAL LOCATION

The Specific Plan area is located approximately 35 miles southeast of San Francisco and is contained within the Amador Valley. The regional location is illustrated in Figure II-1. The study area and surrounding vicinity are shown in Figure II-2. With the exception of a single parcel, the study area is currently in unincorporated Alameda County, south of the existing city limits of Pleasanton. The site is located less than one-half mile east of Interstate 680, and approximately 4.5 miles southeast of the intersection of Interstate 680 and Interstate 580.

B. LOCAL SETTING

1. Study Area Location

The Specific Plan area is within a residential area called Happy Valley, one of 45 neighborhoods designated in the General Plan. Sunol Boulevard, a major arterial in Pleasanton, forms the western boundary of the study area. Sycamore Road forms the southern boundary for the central portion of the study area. East of Sunol Boulevard, the study area includes seven parcels which extend south of Sycamore Road; Minnie Road (a private road) forms the southern boundary for approximately the eastern third of the study area (east of Alisal Street). The Pleasanton city limits form the northern and eastern boundaries of the study area.

2. Access

Primary local access to the study area is currently available from Sycamore Road. Sycamore Road is a narrow (24-foot wide paved area in a 40-foot wide easement) county improved road. It contains no curbs, sidewalks, utility, fire hydrant, or storm drainage improvements.

3. Surrounding Existing Land Uses

Surrounding land uses consist of a cemetery to the northwest, residential tract development to the north and southwest, rural residential use south of Sycamore Road, a city water tank and vacant land proposed for residential development to the east, and light industrial uses including Kaiser Aluminum Center for Technology to the west. Adjacent residential developments are highlighted in Figure II-2; they include Mission Park, which borders the northwestern portion of the study area; Ventana Hills, which borders the northeastern portion of the study area; and Rosepointe, which is south of the study area, west of Amber Lane. Further to the south is Carriage Gardens.

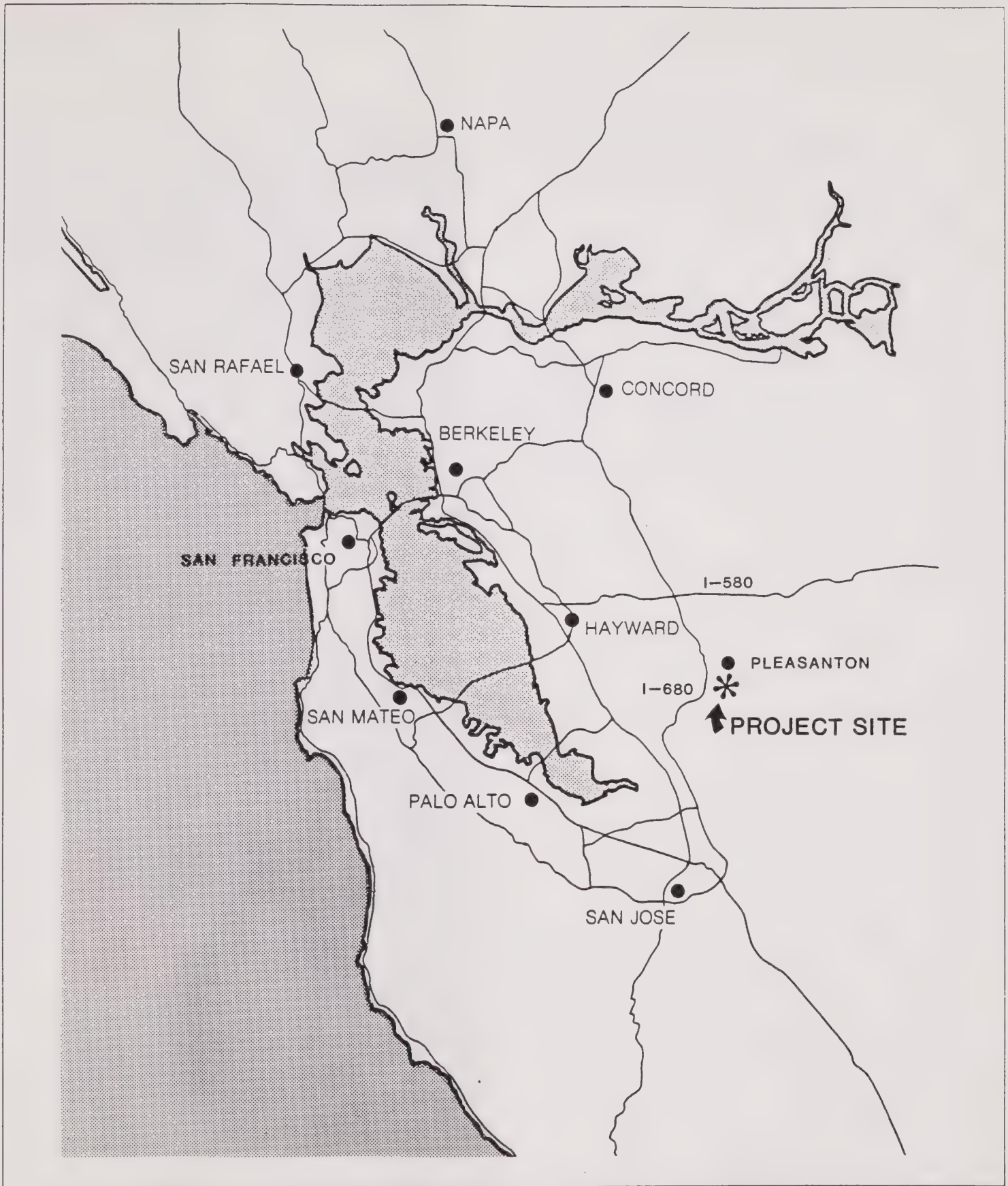
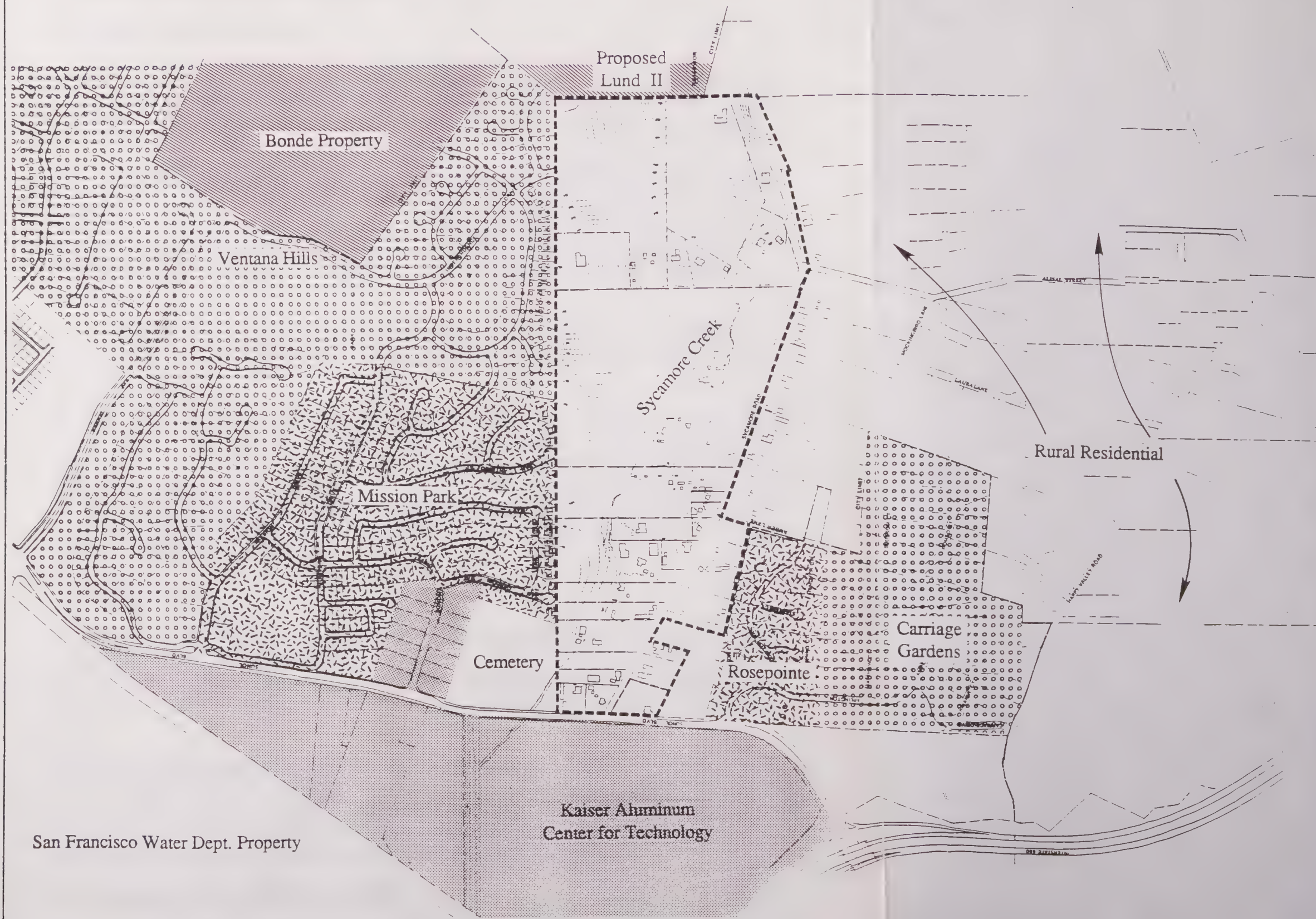






Figure II-1
Regional Location Map



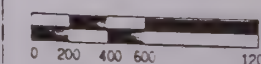
Figure II-2
**Surrounding Existing
 Land Uses**



LEGEND

-  Approx. 2 to 2.5 Units/Gross Acre
-  Approx. 4 Units/Gross Acre
-  Office/Light Industrial
-  Currently Undeveloped Land

North Sycamore Specific Plan



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C. GENERAL SITE CHARACTERISTICS

1. Current Development Pattern

The study area has a distinctly rural character. Figure II-3, an aerial view of the study area and vicinity, illustrates the general level of development in the study area. In the western portion of the study area, rural residential parcels (most are between 0.5 to 15 acres) are located along both sides of Sycamore Road. Modest, one-story homes are generally fronting on Sycamore Road. Narrow lots of one to three acres extend the length of the project area from Sycamore Road north to the city limit line. The rear of these properties (the northern section of the project area) is largely undeveloped or used for cattle and horse grazing. Smaller lots were parceled out incrementally over time, through lot divisions and splits. The central portion of the study area is comprised of the Pleasanton Unified School District parcel. This parcel is predominantly undeveloped with the exception of barnyards and sheds; it is currently grazed.

Toward the eastern portion of the site, the development pattern changes to one of large estate-type homes on lots of between five and fifteen acres in size. Homes are situated further from Sycamore Road and are accessed by a private drive.

The rural character of the study area, and additional areas south of Sycamore Road in the Happy Valley Loop, stand in marked contrast to the character of the surrounding tract developments. The character of the older rural residential development is also markedly different from the character of the newer large lot, "estate" type development which has occurred in the eastern portion of the study area and, at higher densities, in the eastern portion of the Carriage Gardens development to the south. The Carriage Gardens area was once similar in character to the study area.

2. Site Features

An unnamed intermittent creek referred to as "Sycamore Creek" for purposes of this Plan, bisects the length of the study area from east to west. The creek channel is unimproved, has steep to gentle sloping edges, and lacks permanent vegetation due to over grazing by horses and livestock. This channel is typically dry for most of the year, except in the easternmost reach.

The site generally slopes from north to south, with flatter areas adjacent to the creek and slopes of up to 15 percent grade to the north and east. Topographic high points exist in several locations along the northern and eastern study area boundaries. The northeastern corner of the study area forms a separate bowl which faces the Ventana Hills subdivision to the north and is drained by another small creek that flows into Ventana Hills.

D. PARCELIZATION AND OWNERSHIP

Planning area parcelization is mapped on Figure II-4. There are 29 recorded lots within the Specific Plan study area. Parcel size ranges from 0.40 to 42.55 acre(s).

Table II-1
North Sycamore Specific Plan Properties

Parcel # on Figure II-4	APN	Owner	Address	Acres
1	946-3031-003-02	Val Investments	--	1.77
2	946-3031-004	Guadaitis	375 Sycamore Road	1.58
3	946-3031-005	Thompson	387 Sycamore Road	.57
4	946-2612-008-01	Swyers	5980 Sunol Blvd.	1.05
5	946-2612-008-02	Dunkley	336 Sycamore Road	.64
6	946-2607-007-02	Benevedes	362 Sycamore Road	1.00
7	946-2607-007-01	Dagget	--	1.87
8	946-2607-006	Greene	386 Sycamore Road	3.44
9	946-2607-005	Bach	446 Sycamore Road	2.00
10	946-2607-004	VanWegan	488 Sycamore Road	2.53
11	946-2607-003-04	Backer	530 Sycamore Road	6.34
12	946-2607-003-02	Robinson	544 Sycamore Road	.98
13	946-2607-001-02	Moreira	558 Sycamore Road	2.23
14	946-26078-002	Alford	570 Sycamore Road	.50
15	946-2612-009-01	DeGarmo	582 Sycamore Road	.40
16	946-2612-009-02	Rotunda	670 Sycamore Road	.45
17	946-2612-011-01	Pignataro	720 Sycamore Road	9.13
18	946-2612-007-01	Pleasanton Unified School District	--	42.55
19	946-2612-001	Kass	966 Sycamore Road	4.55
20	946-2612-13	Castlewood Properties	970 Sycamore Road	20.00
21	946-2612-003	Ward	982 Sycamore Road	1.70
22	946-2612-004	Richey	974 Sycamore Road	1.50
23	946-2612-002-02	Harris	986 Sycamore Road	14.65
24	946-2612-002-09	Frost	990 Sycamore Road	3.30
25	946-2612-002-10	Carlson	994 Sycamore Road	3.96
26	946-3031-007-02	Macari	455 Sycamore Road	1.11
27	946-3031-007-01	Hambrick	481 Sycamore Road	1.33
28	946-3031-008	Ziemer	535 Sycamore Road	2.00
29	946-3031-009-01	Lavey	547 Sycamore Road	<u>2.07</u>
				135.20

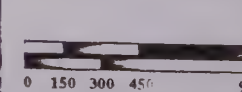
Source: Assessor's Parcel Records; the April 1989 Draft North Sycamore Specific Plan, prepared by Land Planning Consultants, Inc. and the City of Pleasanton.

Planning area ownership is listed in Table II-1 and keyed to Figure II-4 by lot numbers. Ownership is dispersed within the Specific Plan study area, with 29 individual or paired owners. The largest property owner is the Pleasanton Unified School District (parcel 18) with 42.55 acres. Other major landowners include Castlewood Properties (parcel 20) with 20.0 acres and Harris (parcel 23) with 14.65 acres. All other parcels are fewer than 10 acres.



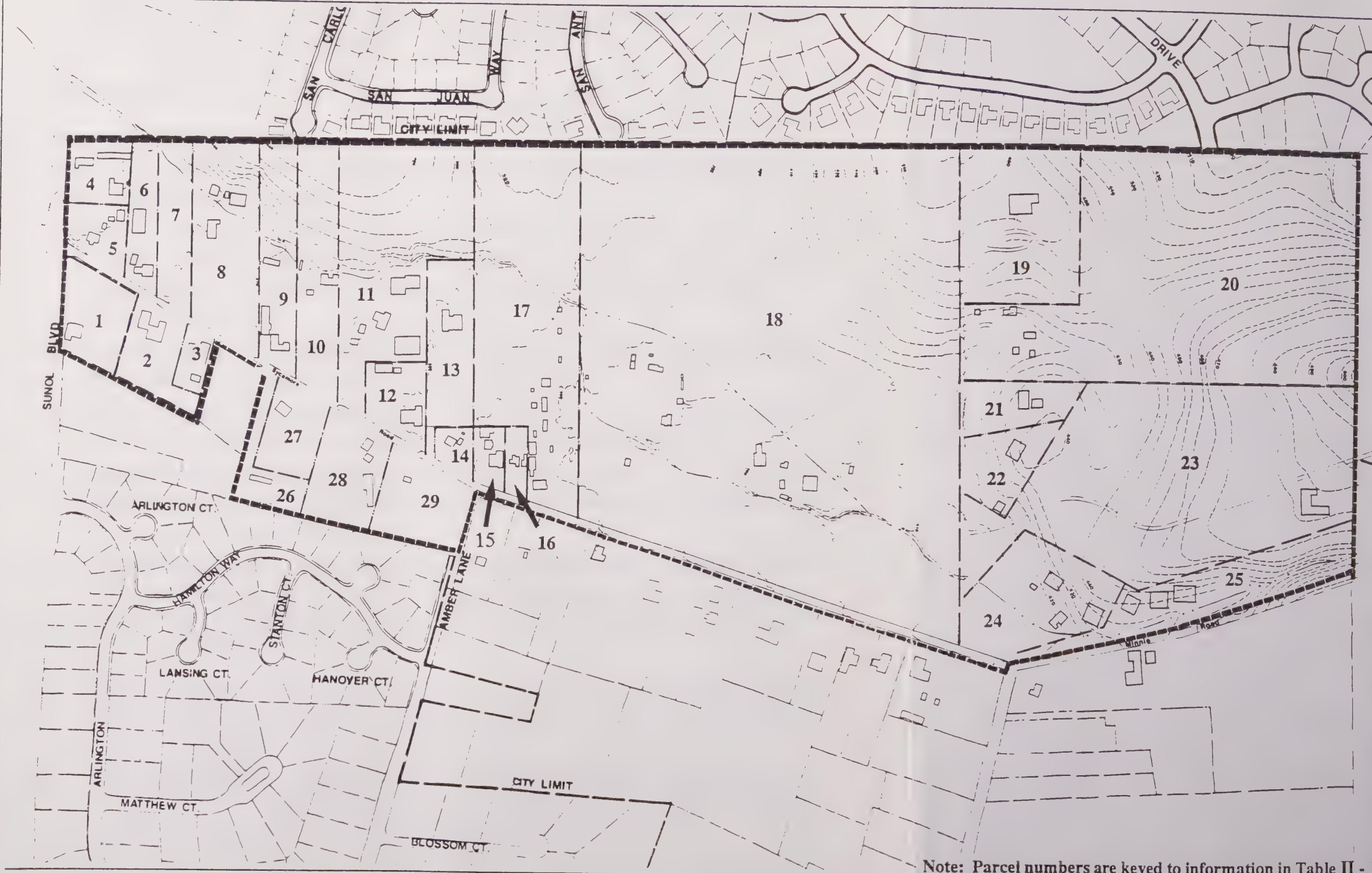
Figure II-3
Aerial View of the Study
Area and Surroundings

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Figure II-4
Parcel Identification Map



Note: Parcel numbers are keyed to information in Table II - 1

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E. SITE CONSTRAINTS AND OPPORTUNITIES

The following text summarizes site characteristics that present constraints and limitations to the location and type of development that can be accommodated in the planning area, and those that provide opportunities or function as assets for development.

1. Constraints

The Specific Plan area is subject to a series of site constraints which impact the development possibilities. These constraints have been considered within the planning process and are briefly identified here as follows:

- Sycamore Creek. Sycamore Creek currently divides the study area in half. It also requires drainage improvements and maintenance to protect against flooding. Development of an open channel is a constraint to future road alignments and will require expensive crossings.
- Location of homes. The location of existing homes restricts the alignment for new roads, the drainage channel, and the widening of Sycamore Road.
- Property ownership patterns. Parcel subdivision has occurred in an incremental fashion over the years resulting in numerous narrow lots and irregularly-shaped parcels.
- Site topography. Steep slopes may be a constraint in the northeastern, north central and southeastern portions of the project site. Other areas may require special treatments so as to minimize extensive grading.
- Property access. Some parcels may be dependent on the development of adjacent parcels for the extension of roads and other services. Construction of new circulation and drainage systems could result in some "landlocked" parcels and could require some parcel accumulation and/or reconfiguration.
- Biological features. Development of parcel 25 is restricted due to the presence of riparian habitat. Development of the northeastern corner of parcel 20 will be subject to setback requirements from the on-site unnamed creek.
- Projected noise levels. Future noise levels along Sunol Boulevard (in the western portion of the study area) are expected to exceed the City General Plan standard for exterior residential areas, assuming no soundwalls along Sunol Boulevard.

- Alquist-Priolo Special Studies Zones. Portions of parcels 18, 22-25 and a sliver of parcel 21 are within an Alquist Priolo Special Studies Zone and require site-specific findings regarding structural safety by a certified geologist.

2. Opportunities

- Sycamore Creek drainage. Although the Sycamore Creek drainage serves as a constraint to new development, particularly in terms of circulation, it also presents an opportunity to provide the study area with a dual purpose channel: one that solves a potential flooding problem and also serves as an open space amenity and biological resource.
- Rural character. The existing rural character of the study area and its surroundings can provide a setting that is more varied and less uniform than typical new residential subdivisions. The low density and presence of horses and other animals lend a bucolic character to the area.
- Presence of mature trees. Mature on-site trees can be incorporated into the landscape design to greatly increase the aesthetic quality of new development.
- Site topography. Sites that have rolling hills can be developed to take advantage of the variation in topography. Hillside units can have excellent views of surrounding hills and the Amador Valley.
- Proximity to urban development. The proximity to existing urban development provides an opportunity to efficiently service the study area.

III. SPECIFIC PLAN GOALS AND POLICIES

The planning goals and policies outlined below provide the framework for development of the land use, circulation, capital improvement, and implementation recommendations presented in this plan. The goals are based on General Plan goals and policies, recommendations of the Citizen Advisory Committee, site capabilities and constraints, and capital improvement and implementation factors identified in earlier stages of the planning process.

A. OVERALL GOAL

The primary goal of this Specific Plan is to provide a clear plan to guide future land use and development within the study area, to protect and buffer the existing semi-rural character of current residences, to protect and restore the natural environment to the extent feasible, and to provide a coordinated plan for infrastructure improvements in the area.

B. LAND USE GOALS

1. Provide for residential and neighborhood office development within the planning area that is consistent with anticipated market demands and City objectives.
2. Provide a Specific Plan which recognizes the City of Pleasanton's General Plan goal to achieve and maintain a well-rounded community of desirable neighborhoods.
3. Provide a Specific Plan which preserves the character of adjacent existing single-family residential neighborhoods.
4. Provide a Specific Plan which facilitates the orderly development of lands within the planning area in a manner which:
 - a. Is consistent with all elements of the Pleasanton General Plan;
 - b. Balances the potentially competing interests of current residents of the planning area, potential future residents of the planning area, and current and future residents of surrounding residential developments; and
 - c. Provides individual property owners with a framework within which they can develop independently, but in an orderly manner which is harmonious with a comprehensive land use plan for the study area.

5. Preserve and enhance the unique character of existing development within the Specific Plan area.
6. Provide for an appropriate transition between existing and proposed newer residential areas and the existing rural residential character along Sycamore Road.
7. Ensure compatibility between land uses within and adjacent to the planning area. Establish a development program which maintains the value of the property within the planning area, and protects the rights of adjacent owners as well.
8. Provide a plan which allows for public access to open space areas, consistent with the policies of the City's Land Use and Conservation and Open Space Elements. Link open space opportunities within the planning area to potential off-site open space (through land use set asides which connect with adjacent areas).
9. Provide for development of the planning area in a manner consistent with public health and safety, especially with respect to potential flooding, geologic and fire hazards.

C. VISUAL AND NATURAL RESOURCE GOALS

1. Design new development to protect important natural resources and views, give a clear structure to development within the planning area, and avoid natural hazards.
2. Account for significant views from within the planning area to surrounding hillsides when designing new development.
3. Preserve existing heritage trees whenever possible.
4. Incorporate into the Specific Plan a program for the Sycamore Creek channel which reconciles the need for drainage improvements, the open space and biological resource opportunities associated with retention of a natural drainage course, and financial and right-of-way considerations.
5. Design development on slopes with special attention to controlling erosion and runoff and to minimizing cuts and fill and preserving the natural topography.
6. Incorporate development standards to control site design and building placement.
7. Consider the overall character and natural appearance of area hillsides when planning the street and development layout. Encourage contour grading that reflects and emulates naturally occurring slopes in the study area.

8. Encourage clustering within sensitive building areas to preserve valuable site specific features including heritage trees, riparian vegetation, and the natural alignment of the unnamed creek in the northeastern corner of the study area.
9. Provide for security and privacy of existing and future planning area residents.

D. CIRCULATION GOALS

1. Development of the North Sycamore area should include the construction of a safe, convenient and uncongested circulation system which will accommodate planned growth at an acceptable level of service. In addition, facilities to serve alternate modes of travel such as walking, horseback and bicycle riding should be provided to encourage these modes of travel.
2. Provide a road system in the planning area that will operate at acceptable levels of service at all times. Establish primary and secondary routes within the study area to serve development adequately as it occurs, with sufficient capacity to serve projected needs within the study area, as well as cumulative traffic from anticipated development in Pleasanton.
3. Provide a circulation system that facilitates appropriate through-connections to adjacent areas, equitably distributes trips and minimizes traffic-related impacts on adjacent uses.
4. Ensure adequate access for emergency vehicles to new and existing adjacent developments.
5. Provide for landscaped roadways, pedestrian paths and bikeways in the planning area.
6. Consider traffic safety for autos, transit, bikes, and pedestrians in the design of the circulation system.

E. CAPITAL IMPROVEMENT AND IMPLEMENTATION GOALS

1. Condition land use approvals in the planning area upon applicant/developer provision of adequate road improvements, sewage collection, water supply, storm drainage, and other capital improvement requirements set forth in the plan.
2. Provide a system of road, sewage collection, water supply, and storm drainage facilities in the planning area. The system should be designed for construction in components or sequences to meet the immediate needs of separate, near-term development actions, and ultimately be able to combine with other similar components to form an integrated overall capital improvements network.

3. Provide a water supply system which will be adequate to meet the needs of existing and future residents and fire flow needs of the planning area, and will make efficient use of water delivery facilities which now exist in the planning area.
4. Provide a Specific Plan which sets forth land development and related capital improvement actions in a manner which avoids adverse fiscal impacts on the City as a whole.
5. Require each benefitting property owner to contribute towards the cost of common study area improvement requirements in proportion to the benefit received.

IV. LAND USE ELEMENT

This element of the Specific Plan translates framework goals into a physical development plan. The development recommendations are the result of existing site constraints and capabilities as well as the goals and policies developed for the Specific Plan area. The proposed circulation plan provided in Chapter III, Circulation Element, and the proposed drainage channel improvements detailed in Chapter VI, Public Facilities Element, are also integral components of the physical site plan concept for the area.

In addition to the physical development plan, site development standards are set forth as minimum requirements for the study area. Design guidelines have been formulated to provide additional assistance for project design and review.

A. LAND USE SUMMARY

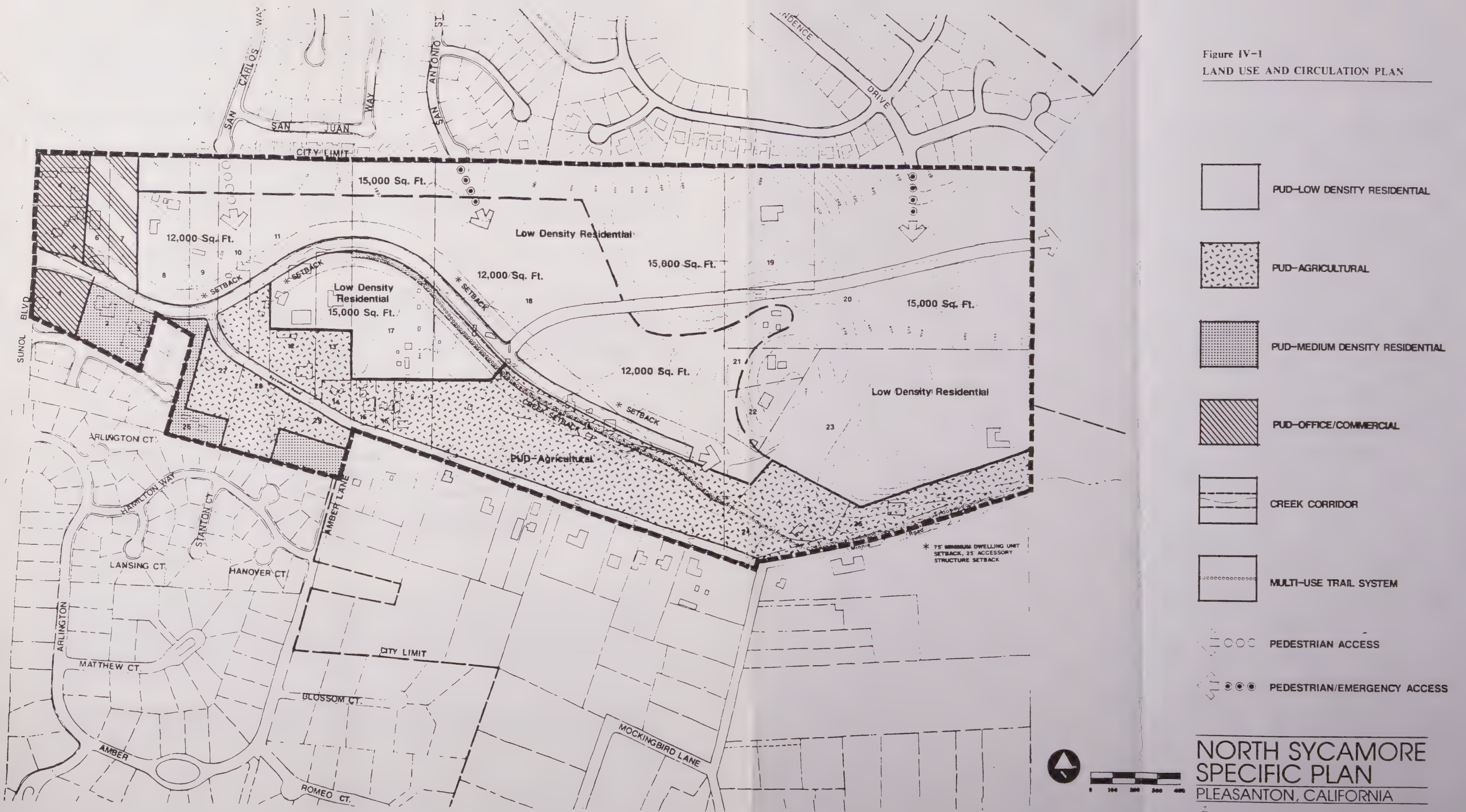
The plan provides for the following land use categories, each of which would require rezoning and fall under the City's Planned Unit Development (PUD) District (Chapter 18.68 of the Pleasanton Municipal Code): medium density residential at a density of 0-3.5 units/gross acre - PUD - MDR; low density residential at a density of 0-2 units/gross acre - PUD-LDR; agricultural residential at a density of 0-1 unit/gross acre - PUD-A; and neighborhood office - PUD-O. Each PUD application in the City receives its own PUD designation number. Table IV-1 and Figure IV-1 (site plan) identify the configuration and intensities of land uses which could be developed within the study area.

Table IV-1
Draft North Sycamore Specific Plan Land Use Summary Totals

		"A" (6 & 7 PUD-O)			"B" (6 & 7 PUD-LDR)		
		Existing*	New	Total	Existing*	New	Total
PUD-MDR	Units	3	10	13	3	10	13
	Acres	-	-	4.3	-	-	4.3
PUD-LDR	Units	12	191	203	13	195	208
	Acres	--	--	96.3	--	--	99.1
PUD-A	Units	10	15	25	10	15	25
	Acres	--	--	28.3	--	--	28.3
PUD-O	Acres	--	--	6.3	--	--	3.5
TOTAL	Units	25	216	241	26	220	246
	Acres	--	--	135.2	--	--	135.2

* Existing units are assumed to remain or be relocated on-site.

Figure IV-1
LAND USE AND CIRCULATION PLAN



Two parcels have a dual land use designation of PUD-LDR and PUD-O. A special condition is attached to these parcels stipulating that if they develop jointly, they may be developed with office use. However if they develop separately, they must be developed with residential use. Thus, the Plan has two slightly different development scenarios depending on the use for parcels #6 and # 7 (as shown on Figure IV-1): Scenarios "A" and "B" provide for office and residential use respectively for these two parcels. Unit and acreage totals for these parcels would be as follows:

1. Scenario A (PUD-O for parcels 6 and 7)

This scenario designates 4.3 acres for PUD-MDR, 96.3 acres for PUD-LDR, 28.3 acres for PUD-A, and 6.3 acres for PUD-O. Projected buildout would include 241 total single family residential units including 13 units under PUD-MDR, 203 units under PUD-LDR and 25 units under PUD-A. An estimated 82,328 square feet of office development is projected, assuming a floor to area ratio (FAR) of 0.3.

2. Scenario B (PUD-LDR for parcels 6 and 7)

This scenario designates approximately 4.3 acres for PUD-MDR, 99.1 acres for PUD-LDR, 28.3 acres for PUD-A, and 3.5 acres for PUD-O. Projected buildout would include 246 total single family residential units including 13 units under PUD-MDR, 208 units under PUD-LDR and 25 units under PUD-A. An estimated 45,738 square feet of office development is projected, assuming a floor to area ratio (FAR) of 0.3.

B. PHYSICAL PLANNING CONCEPTS

The Specific Plan seeks to preserve and protect the existing rural residential character of portions of the study area along Sycamore Road, while allowing for residential development more consistent with surrounding residential areas on the remainder of the study area. Office use is proposed along Sunol Boulevard where exterior noise levels are expected to exceed City standards for residential areas. Following are key determinants of the Plan:

1. Transition of Uses

Residential Use. PUD-A development is designated along both sides of Sycamore Road (east of parcel 9) and extends to the northern frontage of Minnie Road (a private drive extension of Sycamore Road) in the southeastern portion of the study area. The one-acre minimum lots are intended to buffer existing rural residential use both within the study area and to the south of Sycamore Road.

Proposed densities for the new PUD-LDR and PUD-MDR areas are consistent with, and provide lower densities than, existing residential development to the north. Ample setbacks

are required for new development abutting residential parcels to the north to prevent visual intrusion.

Office Use. Neighborhood office use is designated along Sunol Boulevard. These parcels can provide neighborhood office services for area residents and the community. Future noise levels provide an incentive to locate nonresidential uses along Sunol Boulevard where the noise contours are projected to exceed 60 Ldn, since stricter noise standards apply to residential uses.

2. Development Phasing

Development of most parcels within the study area would be contingent on completion of the new east-west collector to provide access for construction traffic and for future residents. Any development that does not require access to the new collector could develop prior to the completion of the east-west collector provided that adequate sewer and water services are provided for the new development. Construction of the north-south collector to its full width should proceed simultaneously with development of adjacent or other south Pleasanton parcels.

3. Circulation/Connection with Adjacent Areas

Sycamore Road is designated as a rural road. East of the connection of the new collector with Sycamore Road, Sycamore Road would be improved with connections for municipal water, sewer and fire hydrants, but would not be widened or provided with sidewalks unless required by the Department of Public Works due to safety considerations.

Connections to the North. Emergency and pedestrian connections to the north are provided at San Antonio Street and Independence Drive. Pedestrian access only is provided via San Carlos Way.

Connection to the East. Access to the east (proposed Lund II development) is provided via the extension of the east-west collector and a local street. Maintenance access continues to be provided to the reservoir via a private drive.

Connection to the South. The plan provides for a vehicular connection by way of a new north-south collector to serve future development southeast of the project site. The ultimate conceptual alignment design for this road is expected to be completed by the City in time for use by such developments. The north-south/east-west collector route should not exceed a total average daily traffic at maximum buildout of 10,000 vehicles (including existing and future development in the plan area, Sycamore Road, Lund II and other south Pleasanton areas).

Connection to the West. Access to Sunol Boulevard is available from the new east-west collector. The existing intersection of Sunol Boulevard and Sycamore Road would be closed

off and parcel reconfiguration would be required. Access from Sunol Boulevard to Sycamore Road would be provided by a local street connection from the east-west collector.

4. Drainage. An improved natural drainage channel would be redeveloped along an alignment that approximates the natural channel alignment of Sycamore Creek. The channel would be vegetated and serve as a visual and pedestrian amenity, as well as a biological resource.

5. Open Space/Natural Resources. A pedestrian trail is proposed within the Specific Plan area. Pedestrian access from Sycamore Road and the new collector would be available through the school district property. The trail would extend within the Sycamore Creek drainage channel right-of-way as far west as parcel 17. At parcel 17, the trail would connect to the pedestrian path along the collector. East of the school district property, the trail could extend east along a new roadway with access to existing undeveloped land and potential designated open space east of the study area via a maintenance road leading to the reservoir. The plan also provides for pedestrian connections from the east-west collector to San Carlos Way, San Antonio Street and Independence Drive.

The Sycamore Creek channel has been designed to serve as an open space amenity for the study area. The plan also includes protective measures for the northeastern creek and riparian vegetation in parcel 20.

The plan recommends the retention of heritage trees wherever possible. The general location of heritage trees in the study area is shown in Figure IV-2.

The plan also contains development standards and guidelines to preserve existing views to the extent possible and to achieve a high visual quality in new development.

C. DEVELOPMENT STANDARDS FOR EACH PUD ZONING CATEGORY

1. Introduction

All development proposals within the Specific Plan area would be subject to the planned unit development review process. This will allow particular attention to plan policies and provisions when development applications are being reviewed for final approval by the Pleasanton City Council. The following standards have been formulated as minimum requirements to implement the intent, policies and objectives of the North Sycamore Specific Plan.



Figure IV-2
General Location of Heritage Trees



PUD-AGRICULTURE

1. Intent

The PUD-A zoning category is intended to correspond generally to the Agricultural District designation of the City of Pleasanton Municipal Code, with some exceptions for unique conditions in the Specific Plan area. The existing A-Agriculture zoning district is oriented to traditional agricultural pursuits (i.e., field crops, livestock and poultry raising, orchards) and includes certain non-agricultural uses that are incompatible with urban development and are, therefore, permitted in undeveloped portions of the city. Those conditional non-agricultural uses that are incompatible with urban development are specifically excluded.

Issues of concern to current residents include the following: the ability to raise farm animals, the ability to keep existing structures, i.e., barns and sheds, the ability to continue current business operations, the ability to retain "in-law" units, and the retention of the rural appearance along Sycamore Road. The standards within this section are intended to address these concerns.

The development standards below pertain primarily to the following: special exceptions for the PUD-A designation to protect the lifestyle of existing residents, special landscape and setback requirements, fencing and street tree requirements, and special lighting guidelines for nonresidential uses.

2. Land Use Conflicts

When agricultural uses abut nonagricultural uses, conflicts may arise over common agricultural practices. This plan intends that prior existing rural/agricultural uses receive protection from the encroachment of urban uses. The following section from the municipal code, Chapter 7, Animals is expressly included:

"No use shall be permitted and no process, equipment or materials shall be employed which is found by the City Planning Commission to be objectionable to persons residing or working in the vicinity by reason of odor, fumes, dust smoke, cinders, dirt, refuse, water-carried wastes, noise, vibrations, illumination glare, unsightliness, or traffic, or to involve any hazard of fire or explosion, provided that permitted agricultural pursuits conducted in accord with good practice and maintenance shall NOT be deemed a nuisance (emphasis added)."

3. Animals

The keeping of farm animals is expressly permitted. The number of animals permitted shall correspond with codes and conditions of the County of Alameda (as currently in force in the study area).

The following exemptions from the existing zoning district regarding the keeping of animals shall be applied to the PUD-Agriculture District:

Accessory Buildings and Pens. Pre-existing accessory buildings and pens within the PUD-Agriculture District are permitted to remain in existence, irrespective of guidelines regarding minimum lot size, minimum lot widths, minimum front and side yard setbacks, and maximum building height contained in Chapter 18.84, Site, Yard, Bulk, Usable Open Space, and Landscaping Regulation, Table 18.84.010, and Chapter 18.38, Agricultural District, of the Pleasanton Municipal Code.

Any property within the PUD-Agriculture district that subdivides into two or more properties must adhere to all provisions in the above-named sections with the exception of the minimum parcel size requirements. Minimum parcel size requirements are set forth within this section.

Setbacks. This district shall be exempted from the following regulation contained in category "D" Chapter 18.28.30, Permitted Uses, **for pre-existing conditions only**. The regulation is as follows "Livestock and poultry raising for private, noncommercial use, and private kennels and stables, provided that any buildings or enclosure in which animals or fowl, except household pets, are contained shall be at least one hundred feet from any R, O, C, I-P or P district."

New uses shall comply with the setback requirements of Chapter 18.28 with respect to proximity to the residential and office/commercial districts. For the Specific Plan area, however, the Sycamore Creek drainage channel and any roadway ROW shall count as part of the setback requirement.

4. Business and Home Occupations

Business and home occupations for this district shall be in compliance with the appropriate conditional uses listed in Chapter 18.38, Agricultural District, of the Pleasanton Municipal Code. Existing nonconforming businesses **not** listed below will be acceptable and may remain under the current property owner, however, they may not be expanded. Nonconforming businesses shall not be continued upon sale of that property. The following uses are allowable as conditional uses under the existing Agricultural district, but will **not** be allowed in the North Sycamore Specific Plan area:

Airports and heliports;
Automobile and motorcycle racing stadiums and drag strips;
Cemeteries, crematories, and columbariums;
Drive-in theaters;
Fertilizer plants and yards;
Garbage and refuse incineration;
Gas and oil wells;
Golf courses and golf driving ranges;
Hospitals, sanitariums, and nursing homes;

Labor camps;
Feed lots where more than fifty percent of the feed is imported;
Nursery schools;
Private schools and colleges;
Rifle and pistol range;
Sanitary land fills;
Recreational vehicle storage facilities.

5. Minimum Parcel Size

Properties bordering Sycamore Road shall have a one acre minimum lot size (for subdividing parcels). Pre-existing parcels under one acre may remain, but may not subdivide. PUD-Agriculture parcels which border Sycamore Road must be at least two acres in order to subdivide and, additionally, must have access to Sycamore Road from each lot.

An exception to the above condition may be granted for three PUD-A properties within the study area near the intersection of the new collector and Sycamore Road due to the alignment of the collector and existing lot acreage and configurations. Parcel 10 may be permitted to subdivide with a minimum lot size of one-half of an acre and Parcels 11 and 13 may subdivide with a minimum lot size of three-quarters of an acre and still have access from Sycamore Road.

New PUD-A minimum lot sizes should be as follows:

<u>Parcel #</u>	<u>Min. Lot Size</u>
12-18, 24-29	1 Acre
11,13	.75 Acre
10	.5 Acre

6. Signs

No business sign shall be allowed.

Personal ranch identification signs will be allowed. The primary function should be to identify the property owner or ranch name. The type of ranch may also be identified, i.e. "horse stables". No sign shall be higher than 6 feet. Maximum sign area shall be 4 feet in height and 6 feet in length. The use of wood or other natural material is encouraged. No illumination is allowed.

7. In-law and Rental Dwellings

The existing A district does not allow more than one dwelling unit, other than for persons employed on the premises. Properties with second and third dwellings (including rental units) will be allowed to remain as pre-existing nonconforming uses. New in-law dwellings shall be conditionally permitted in the Specific Plan area, as long as pertinent requirements for second units, as contained in the R-1-10 district, are met.

PUD-LOW DENSITY RESIDENTIAL

1. Intent

The PUD-LDR category is intended to allow for subdivision and development of parcels at a density that is harmonious with rural and suburban uses both within and surrounding the study area.

Low density residential use within the designated areas should also serve as a buffer for the PUD-A district from medium density residential development to the north in Mission Park.

The boundaries of the PUD-LDR District have been configured according to the size and shape of the existing parcels, the alignment of roadways, and the configuration of the Sycamore Creek drainage channel as shown on Figure 4-1.

Development within this district is generally intended to conform with the provisions and permitted uses contained in the R-1 One Family Residential District of the City of Pleasanton's Municipal Code, with a minimum parcel size of 12,000 square feet on flat land, and 15,000 square feet on sloping land and land which is located either south of the east-west collector or adjacent to the northern plan border (gross density of 2 units per acre).

Density for parcel 18 should be calculated at 2 units per gross acre for the entire 42.55 acre parcel, with the 33.80 acre PUD-LDR area receiving a maximum potential of 77 units and the 8.75 acre PUD-A area receiving a maximum potential of 8 units. Land designated for 12,000 square feet minimum sized lots on parcel 18 may be developed with smaller single-family lots if necessary to achieve the allowable overall site density described above.

The PUD designation is intended to allow for innovation and/or special circumstances. Development applications would be reviewed by the City for consistency with existing and future land uses and with the goals and policies of the Specific Plan.

2. Animals

The keeping of farm animals, in addition to household pets, will be permitted in the PUD-LDR zoning district only until such time as the property subdivides.

3. Noise Mitigation Setbacks

Structures constructed on lots adjacent to and: 1) north of the east-west collector, west of the north-south collector intersection; 2) north of the north-south collector; and 3) south of the east-west collector, west of and including the portion of Parcel 18 designated PUD-LDR, shall face toward the fronting collector and maintain a 75-foot minimum front yard setback (Fig. IV-1).

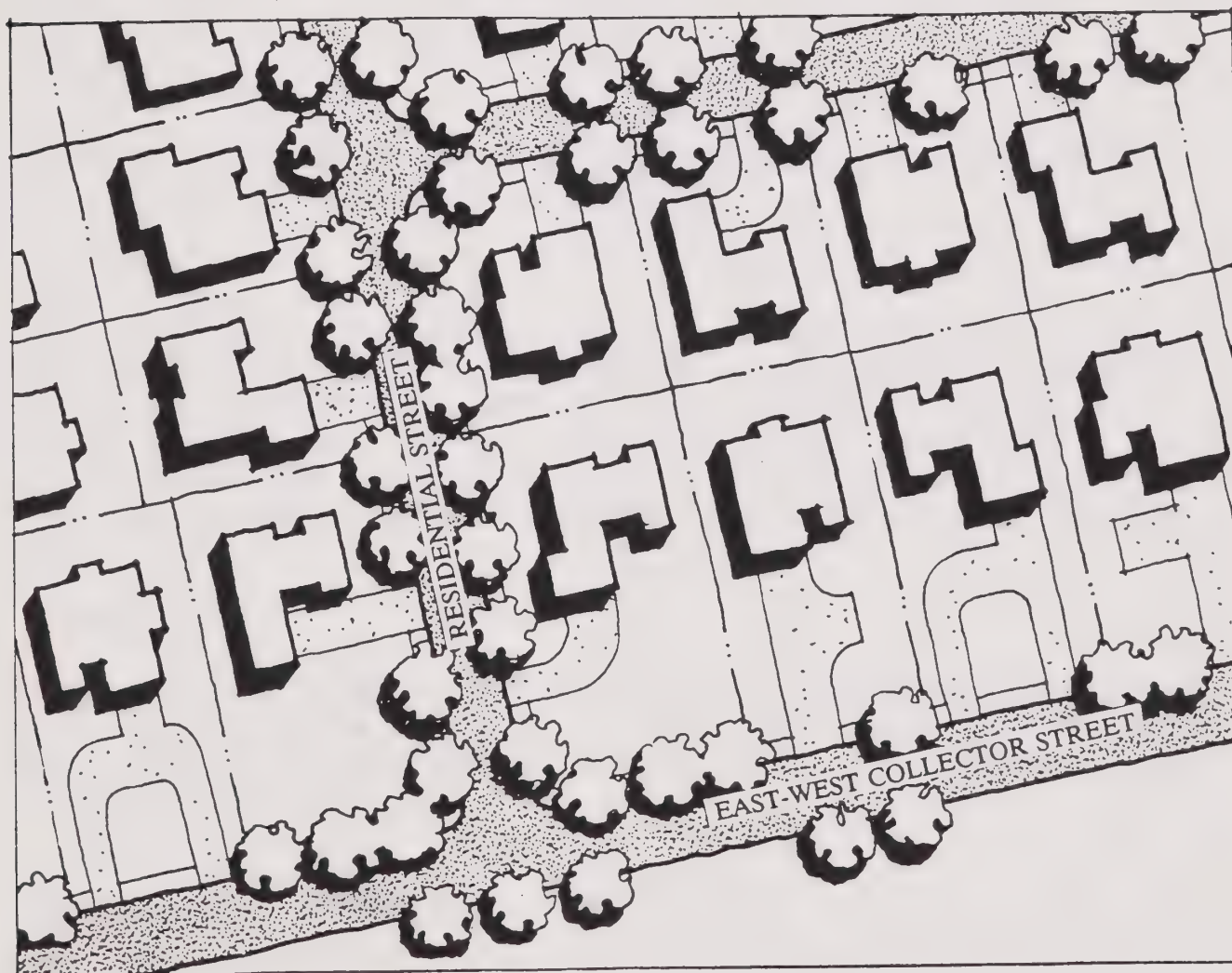


Illustration i. Orient Units to Front on Residential Streets

4. Site, Yard, Height and Setbacks

In general, site, yard, height and setback requirements should be as follows: minimum lot width of 100 feet (except Lot 10 may be 80 feet); minimum lot depth of 125 feet; minimum front and rear yards of 25 feet; (except as noted in Section 3 above), minimum combined side yard of 30 feet (one side minimum of 5 feet) and maximum height of 30 feet for main structure. These requirements provide only general guidance since the PUD classification allows consideration of site-specific issues. See also special height and setback guidelines for areas that have slopes, parcels that abut the northeastern drainage creek, and parcels that abut existing development to the north as described in the Design Guidelines portion of this element.

5. Variety of Development

A mixture of dwelling sizes and setbacks and parcel sizes should be used in order to achieve variety and enhance the visual quality of the planning area.

6. Lighting

Site plans should include the location and design of street lights. Project review should include a review of the intended street lighting plan for new developments. Where low density residential development abuts PUD-Agriculture parcels, particular attention should be given to the number, height, intensity, shielding and direction of street lights so as to minimize potential adverse impacts associated with a change in the character of development. Lighting design should also avoid potential adverse light and glare impacts within the subdivision.

7. Height/Privacy

Project applicants may be required to provide view studies at the planned development review stage to demonstrate view impacts. Various techniques including lot layout, judicious grading, setbacks, and window placement should be employed in the site planning to minimize view disruption and maximize privacy.

PUD-MDR DENSITY RESIDENTIAL

1. Intent

The PUD-MDR category is intended to allow for subdivision and development of parcels at a density that is harmonious with suburban uses surrounding the study area.

Development within this district is generally intended to conform with the provisions and permitted uses contained in the R-1 One Family Residential District of the City of Pleasanton's

Municipal Code, with a minimum parcel size of 8,000 s.f. (gross density of 3.5 units per acre), except, new parcels fronting the east-west collector street shall be a minimum of 16,000 square feet in area. The PUD designation is intended to allow for innovation and/or special circumstances. Development applications would be reviewed by the City for consistency with existing and future land uses and with the goals and policies of the Specific Plan.

2. Animals

The keeping of farm animals, in addition to household pets, will be permitted in the PUD-MDR zoning district only until such time as the property subdivides.

3. Site, Yard, Height and Setbacks

In general, site, yard, height and setback requirements should be as follows: parcel 26 may not be subdivided into more than a maximum of two total lots. The parcel 29 MDR area may not be subdivided into more than a maximum of three total lots. Minimum lot width varies; minimum lot depth varies; minimum front and rear yards of 25 feet; minimum combined side yard of 30 feet (one side minimum of 5 feet); and maximum height of 30 feet for main structure (except that structures located on parcel 29 shall be a maximum of one story). These requirements provide only general guidance since the PUD classification allows consideration of site-specific issues.

4. Lighting

Site plans should include the location and design of street lights. Project review should include a review of the intended street lighting plan for new developments. Where PUD-MDR development abuts PUD-Agriculture parcels, particular attention should be given to the number, height, intensity, shielding and direction of street lights so as to minimize potential adverse impacts associated with a change in the character of development. Lighting design should also avoid potential adverse light and glare impacts within the subdivision.

5. Height/Privacy

Project applicants may be required to provide view studies at the planned development review stage to demonstrate view impacts. Various techniques including lot layout, judicious grading, setbacks, and window placement should be employed in the site planning to minimize view disruption and maximize privacy.

PUD-OFFICE

1. Intent

Although properties designated for PUD-O are within different ownerships, they are of a similar general size, and development should be harmonious and consistent in terms of type of

use, architectural style, building size and mass, landscaping and exterior appearance. New development should also be consistent with the general character of existing office/commercial uses along Sunol Boulevard.

A general guide for intended development in the PUD-O district shall be the O-Office District as contained in Chapter 18.40 of the Pleasanton Municipal Code, with modifications contained herein.

The stated purposes of the Office District include the following: (a) to provide opportunities for offices of a semi-residential character to locate outside of commercial districts; (b) to establish and maintain high standards of site planning, architecture and landscape design sought by many business and professional offices; and (c) to protect offices from noise, disturbance, traffic hazards, and other objectionable influences incidental to certain commercial uses.

In general, types of uses envisioned for the study area are those uses identified as permitted uses for the Office District and include administrative and business offices and the following kinds of offices: design, insurance, investment service, legal service, medical and dental, real estate and research service.

2. Existing Non-Conforming Uses

Existing non-conforming uses shall be permitted to remain until the property is developed with office use.

3. Height and Floor Area Ratio

A maximum height of 2 stories (30 feet), and a maximum floor area ratio of 0.3 are anticipated.

4. Site Access

Office site entrances should be located off of the new collector. The parcels should have shared access. Right-turn-only ingress and egress from Sunol Boulevard should be permitted only by approval by the City Traffic Engineer.

5. Parking

Parking requirements will vary depending on the type of use proposed. Project review by the City (under the PUD process) should include consideration of the proposed design and the appropriate number of parking spaces for the anticipated use.

6. Coordinated Site Planning

Parcels 1, 4, 5, 6 and 7 should be jointly planned to coordinate future site layouts, vehicular access, parking buffering, architecture and landscaping prior to approval of the first parcel development plan.

D. DESIGN GUIDELINES

The following design guidelines are intended to serve public review as well as private project design functions. They are intended to further Plan goals and create a harmonious, high standard of development within the study area.

ENTIRE STUDY AREA

1. Master Landscape Plan. A master landscape plan should be developed for the Specific Plan area prior to the issuance of development approvals. The plan should identify appropriate types and placement of plants and hardscape in public areas including collector street corridors, Sycamore Road, Sunol Boulevard and the Sycamore Creek channel and buffer.

PUD-AGRICULTURE

1. Design Guidelines for Sycamore Road and Parcels Fronting Sycamore Road

The Specific Plan seeks to retain the existing rural character of Sycamore Road, and to support the continued use of this portion of the study area. Therefore, the following guidelines will apply where the roadway is within the City limits. For roadway segments where the southern portion of the road abuts the County, improvements will only be required along the north side of the road.

- Sycamore Road should be designated as a rural road. Recommended improvements are limited to line extensions necessary for sewer and water service and fire hydrants. City standards regarding paved curbs and gutters, storm drains and street lights should not apply except in the case of overriding safety concerns, to be determined by the City Department of Public Works.
- A landscaping plan with street-tree planting along Sycamore Road should be provided.
- In keeping with the rural character, no sidewalks should be built.
- Sycamore Road will have a 24-feet pavement width and with unpaved shoulders that serve as a walking/horseback riding path and for emergency off-street parking.
- A uniform fencing treatment is required for new fences, and for parcels which subdivide. Fences along Sycamore Road should be a maximum of 4 foot in height and of split rail construction.

See also Illustrations ii and iii.

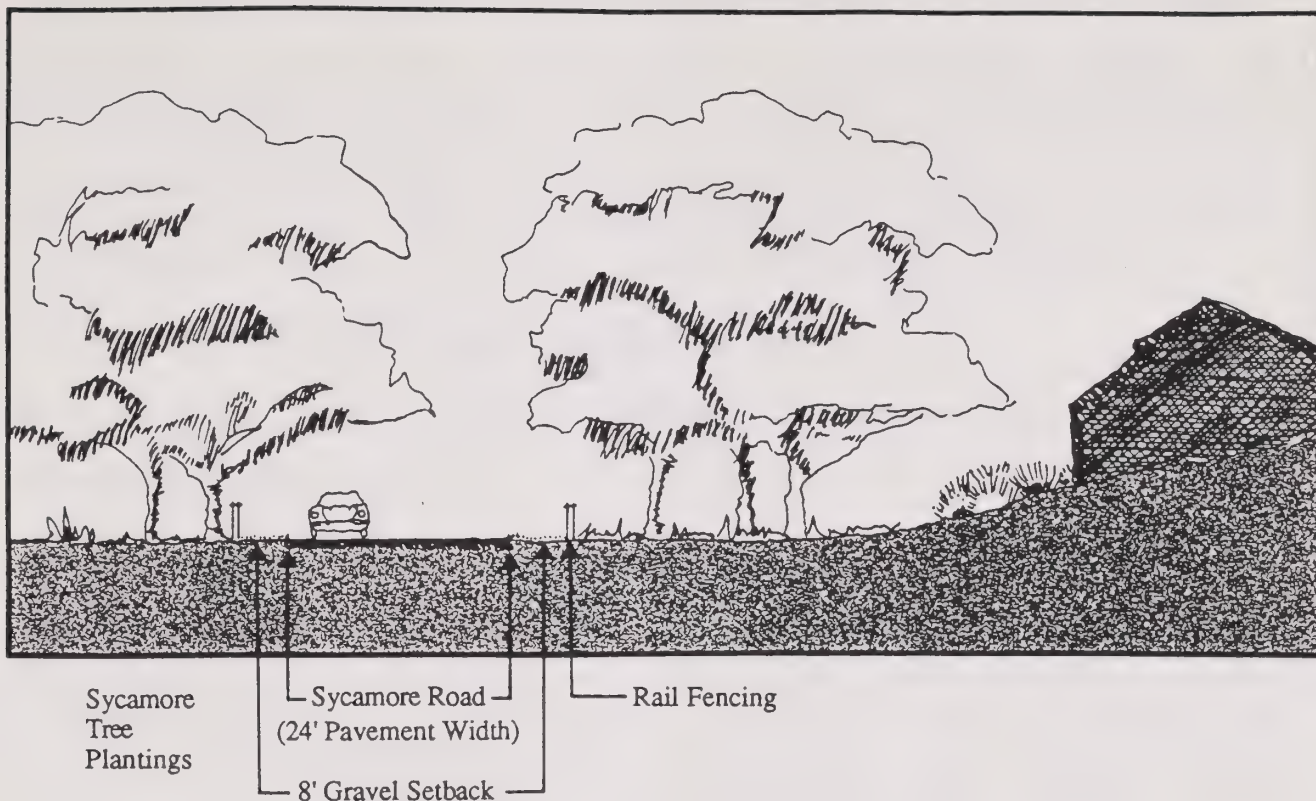


Illustration ii. Sycamore Road Landscape Treatment

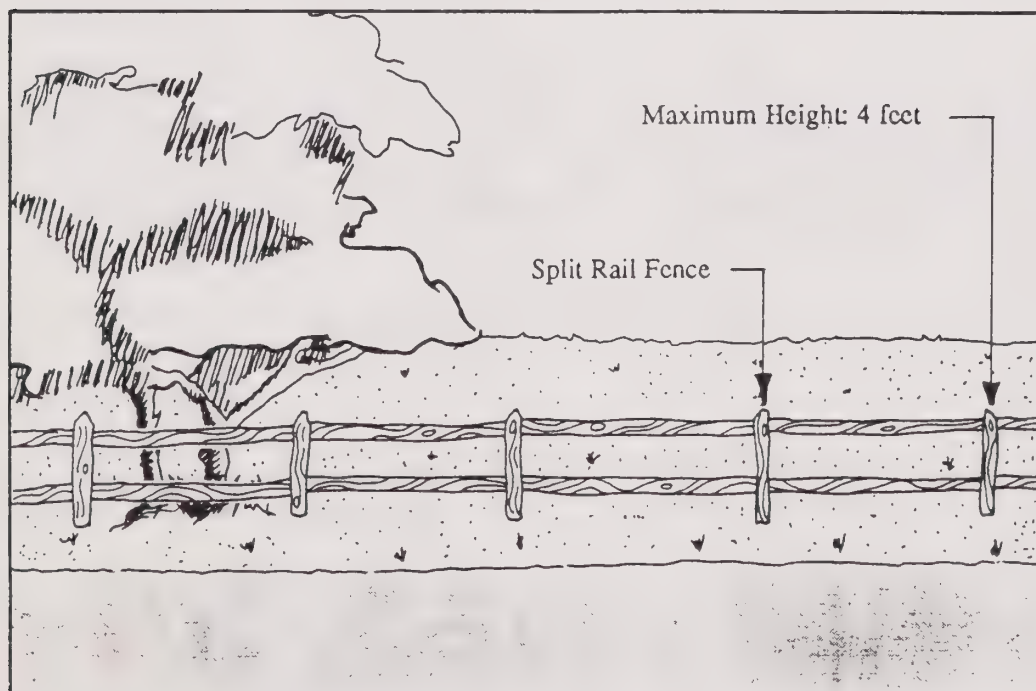


Illustration iii. Recommended Fence Treatment for Parcels Fronting Sycamore Road

2. Special Setback Requirements for PUD-A Parcels Abutting the Sycamore Creek Channel

A requirement for a 50-foot setback from the creek bank (to be dedicated to the City) shall apply to PUD-A properties abutting the Sycamore Creek channel. This is intended to foster a transition from the channel to private residential space, to extend the open space of the channel and to provide a wildlife habitat corridor. Within this 50-foot setback, no fence or other structure may be erected. Existing structures are exempted. Figure IV-3 is a conceptual cross-section for the Sycamore Creek channel and 50-foot setback riparian corridor.

3. Preservation of Wetland/Riparian Corridor on Parcel 25

New building development is prohibited within the wetland/riparian habitat area on parcel 25.

RESIDENTIAL (PUD-LDR)

1. Special Height and/or Setback Review for Lots Abutting Northern Study Area Boundaries

Special design review consideration should be given to properties abutting the northern study area boundary. Project applicants may be required to provide view studies at the planned development review stage to demonstrate view impacts. If necessary to prevent visual intrusion into existing residences to the north of the study area, various techniques including increased rear yard setbacks and/or single-story construction, judicious grading and careful window placement may be required to maximize privacy.

2. Special Setback Requirements for PUD-LDR Lots Abutting the Northeastern Creek in Parcel 20

This channel will be retained in its natural state. Careful attention to parcel lay-out should be given for the northeastern corner of the study area. Building setbacks should be established to preserve the integrity of the creek. Tree or shrub removal within this area should be discouraged. A maintenance easement should be retained within a 20-foot distance on either side of the creek bank.

RESIDENTIAL (PUD-A, PUD-LDR AND PUD-MDR)

1. Building Design.

The following criteria are to be applied to residential building design in the PUD-A, PUD-LDR and PUD-MDR categories:

- a. Structures should be designed to harmonize with the natural setting and with neighboring homes. All structures shall reflect a high standard of architectural design and should be consistent with the design standards adopted for the planning area.

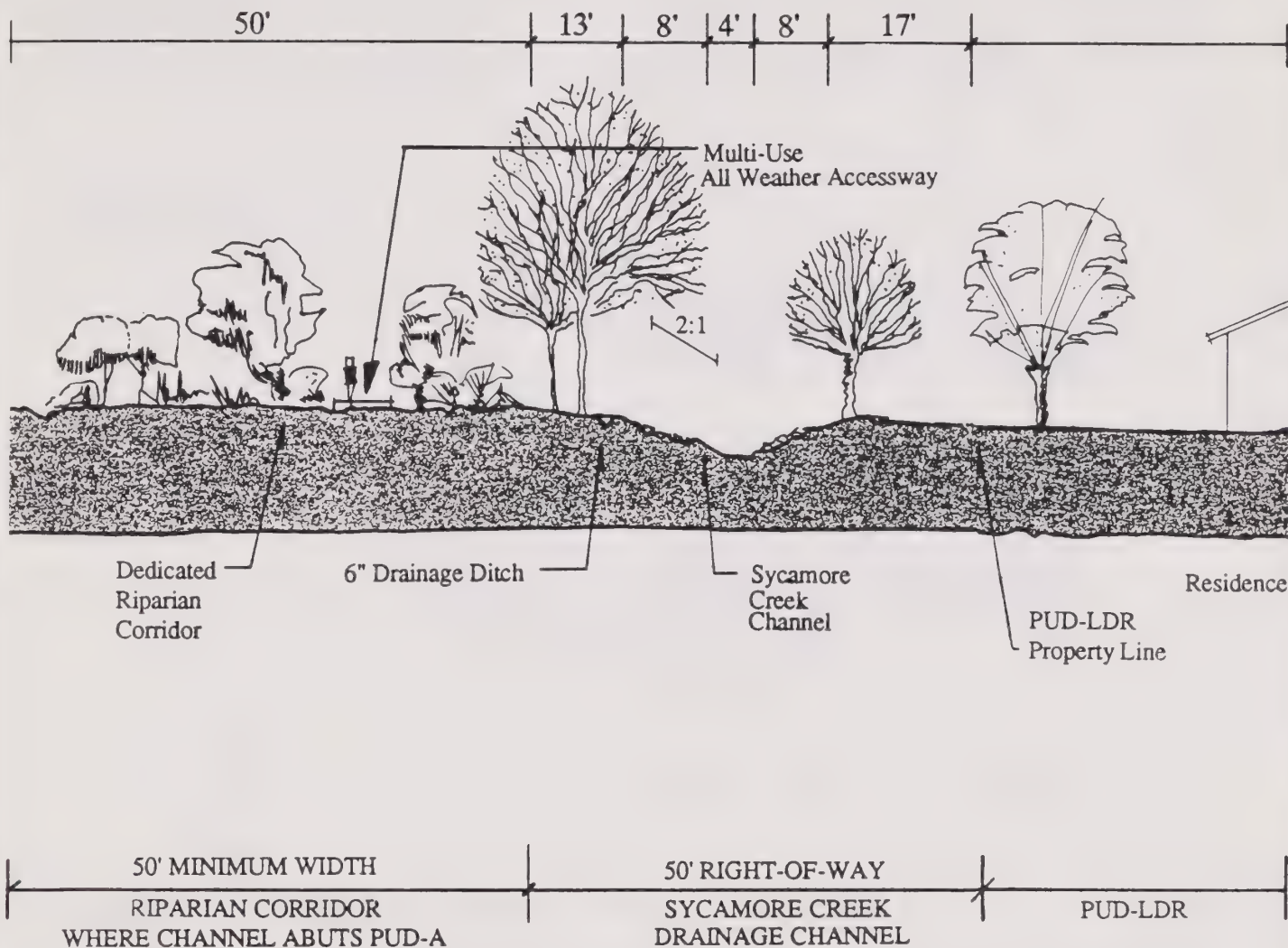


Figure IV-3

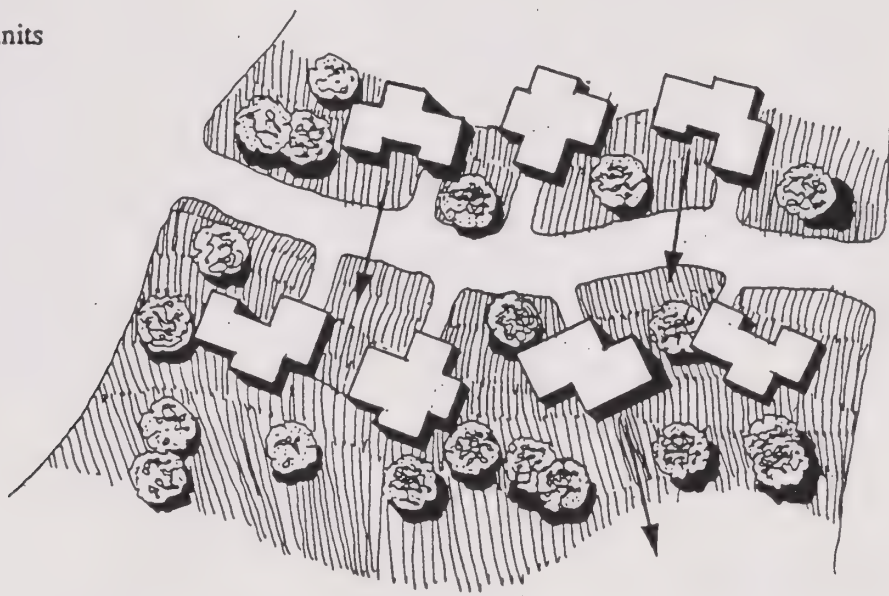
Conceptual Cross-Section and Landscape Treatment for Sycamore Creek Channel



North Sycamore Specific Plan

b. Site development should minimize grading to the extent possible and take advantage of the topographic variation. Figure IV-4 illustrates study areas generally subject to slopes of 10 percent or greater. The following guidelines are intended for these areas. In steeper portions of the study area, street and unit placement should follow contours to the extent possible, rather than being placed at right angles to the prevailing slope. On sloping sites, staggering the placement of units along opposite sides of the street (rather than having lots directly opposite one another) can provide better views for all units. See also Illustration iv.

Stagger Placement of units
to preserve views



Place units and roads parallel to contours on hillside sites

Illustration iv. Consider Views and Topography When Siting Units

Grading should be kept to a minimum. Terracing the site to accommodate single flat-pad construction should be discouraged in areas where the natural slope exceeds 10 percent.

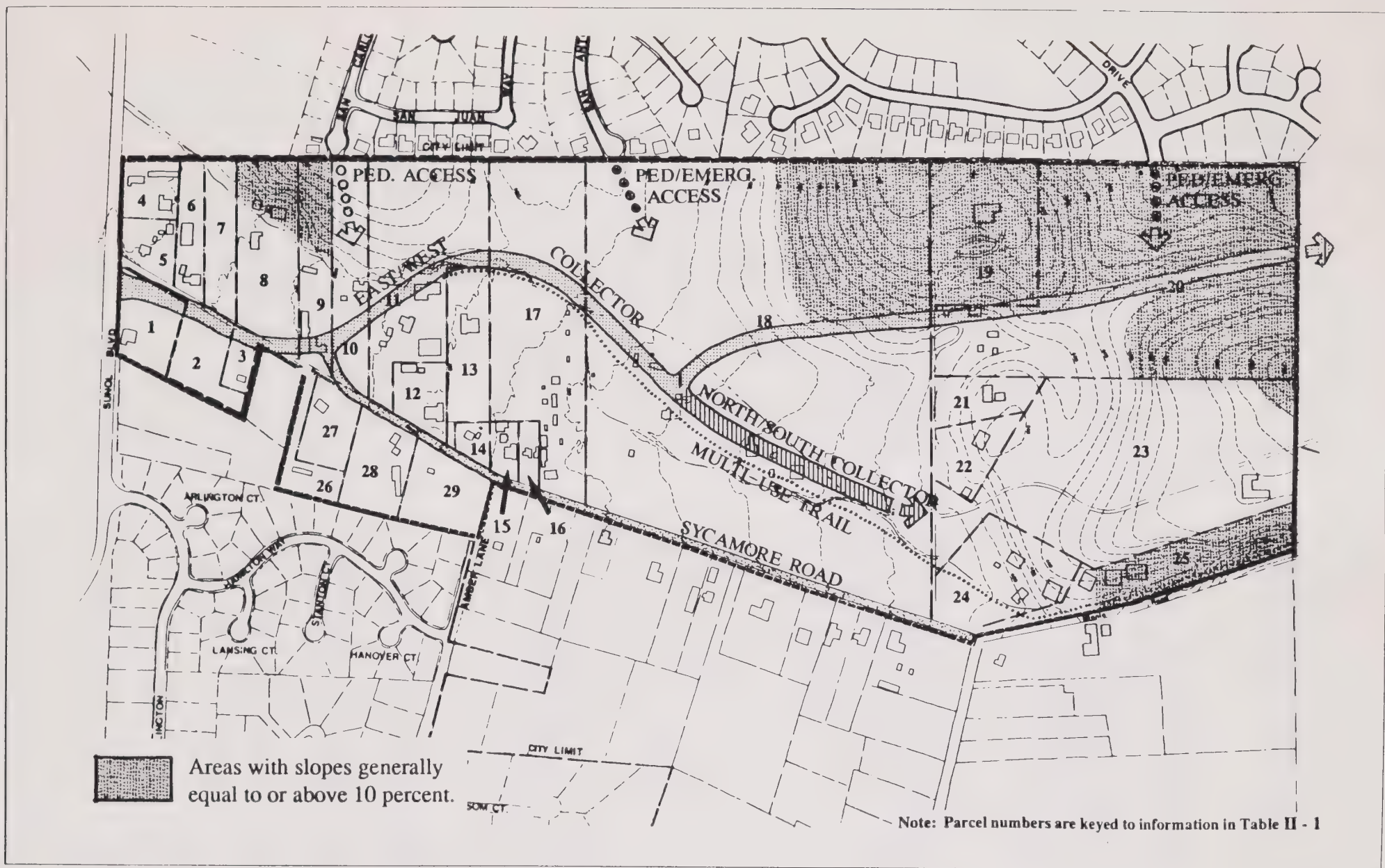


Figure IV-4

Study Areas Generally Subject to Steep Slopes



c. The form, mass, and profile of individual buildings and architectural features shall be designed to blend with the natural terrain as shown in Illustration v on the next page. Techniques to consider include:

- a. Terraced pads with contour grading.
- b. Split pads, pier foundations, stepped footings, and grade separations to permit dwellings to step down or step up natural slopes in hilly areas.
- c. Homes sited so that rooflines generally follow the contour lines of the slopes.
- d. Varied and articulated elevations and rooflines and screening of structural underpinnings to soften the appearance of large vertical surfaces or long supports.

2. Building Materials

Building materials and color schemes shall blend with the natural landscape. Stone and treated wood are encouraged for exterior surfaces. Where stucco is used it should be colored with a muted earth tone. Color contrasts and accents should be used judiciously. The color of roof materials should also be earth tones and should be nonreflective.

3. Landscaping

a. Individual homeowners may landscape and cultivate private outdoor spaces at their own discretion, with the following recommended guidelines:

- Plant material whose mature height will obstruct views should be avoided.
- Use of trees and shrubs to frame views and visually soften the hard edges and structural underpinnings of buildings (where visible) should be encouraged.
- Use of native and drought-tolerant species that will be harmonious with the vegetation in the open space areas should be encouraged. This is particularly important where a lot is adjacent to a public street, in order to create smooth transitions between public and private spaces and to maintain a consistent landscape character throughout the planning area.

b. On sloping sites, landscaping should be used to screen views of the downhill side of decks, retaining walls, and pier foundations of buildings from streets and residences below.

c. Fences should be compatible with the natural landscape, constructed of nonreflective materials, and where appropriate, be of open construction that will not block scenic views.

d. Individual developers will be responsible for landscaping the public road rights-of-way adjacent to each parcel.

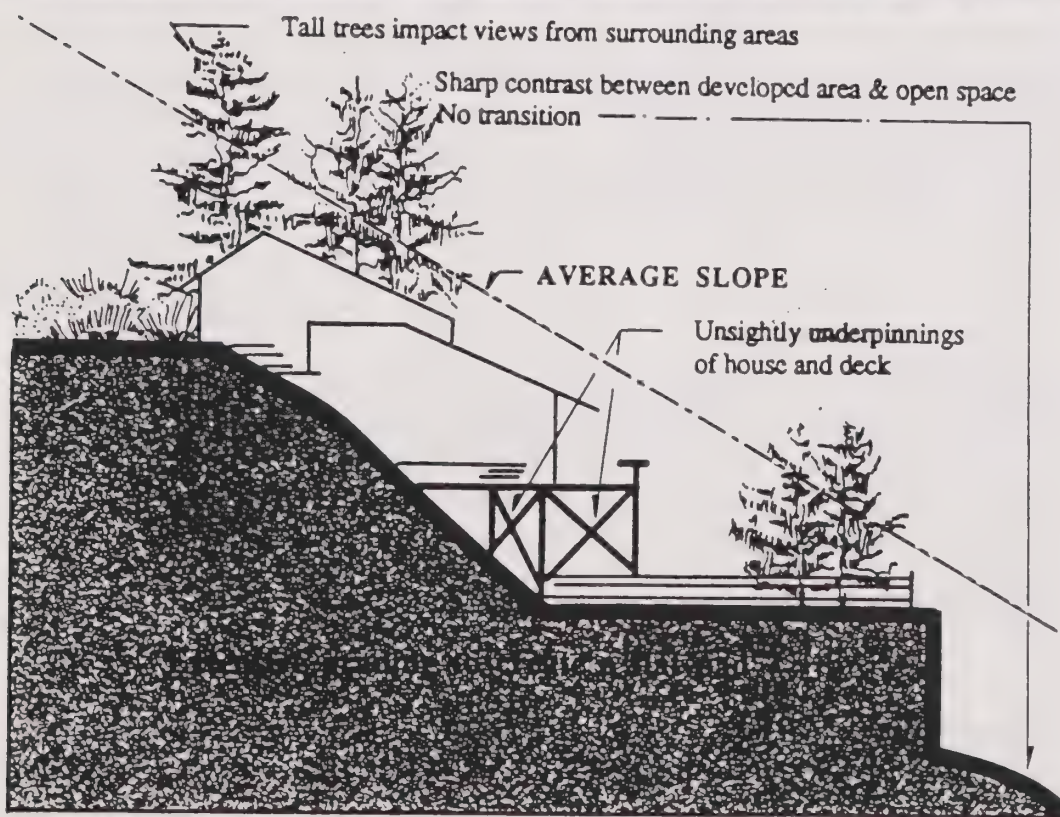
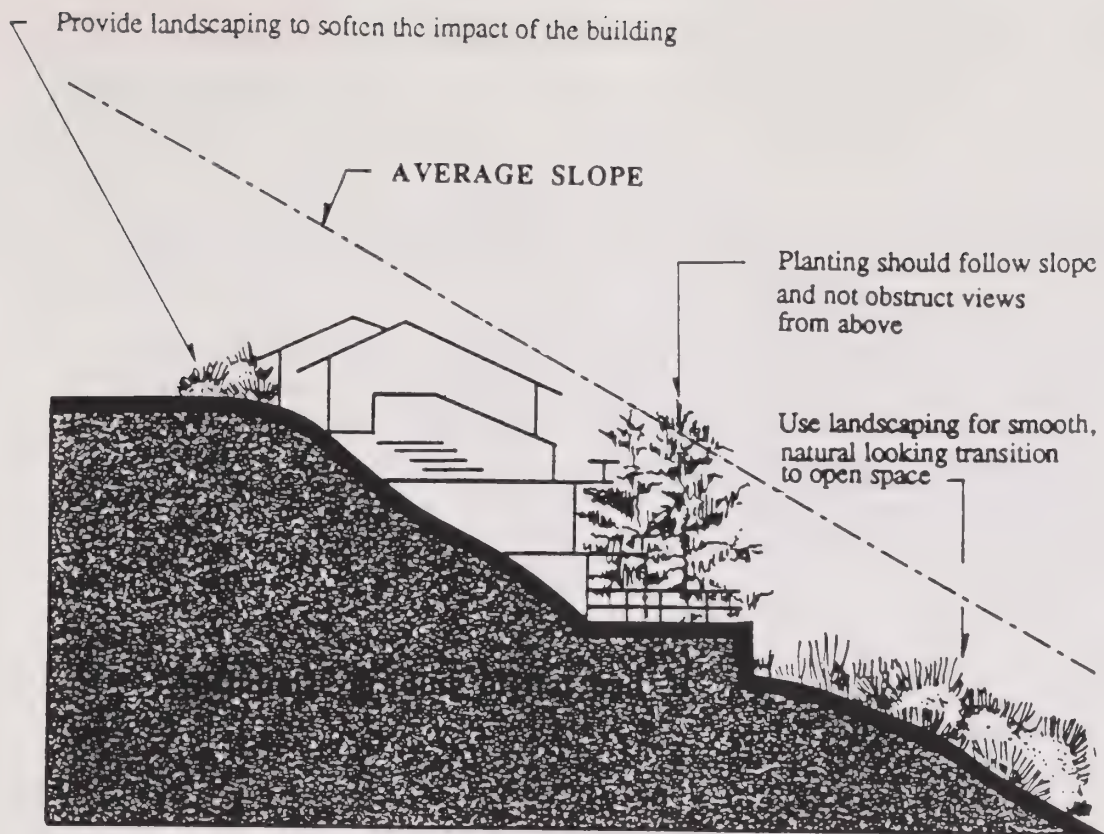


Illustration v. Design Guidelines for Buildings on Slopes

PUD-OFFICE

1. Building Design

- a. Structures within the office areas should exhibit a continuity of design and establish an architectural and spatial relationship within the project itself.
- b. Variation in massing, setbacks and height should be incorporated into the building design. All building facades should be well-articulated to add visual variety, distinctiveness and human scale. Building volume should be broken into a number of smaller components to decrease its apparent mass and volume. This can be accomplished by creating building insets or projections, stepping back upper floors, and varying the height of the roofline. See Illustration vi on the next page. Building forms which reflect the outlying residential character (e.g., sloping roofs) are strongly encouraged.

2. Design Continuity

Since the Office District parcels are small and under separate ownership, there is a risk of incongruous new development. To avoid such a situation, the development design of these parcels should be coordinated.

The architectural style, building scale, landscaping, and lighting treatments are to be coordinated. The treatments need not be identical, but they should be compatible. Ideally, the design for all office parcels would occur at the same time. However, this may not be possible due to separate parcel ownership. If development plans for these parcels are prepared at different times, the first design approval should set the design standard for subsequent development.

3. Landscaping

An adequate rear yard landscaped setback should be provided along the perimeter of properties abutting PUD-LDR and PUD-MDR districts to provide visual protection to adjacent uses. The width of the setback should be determined on a parcel-by-parcel basis through the PUD review process. The setback should be planted with a dense landscape buffer. Plant material should be sized and spaced so that a lush and mature appearance will be attained within two years of planting. A 6-foot high masonry wall should be constructed at the residential property line. The wall height should be reconciled with site-specific noise attenuation requirements. See Illustration vi.

As previously identified, a master landscape plan should be prepared and should identify a landscaping treatment for office development along Sunol Boulevard.

All landscaped areas should have automatic irrigation systems installed to ensure that plants are adequately watered.

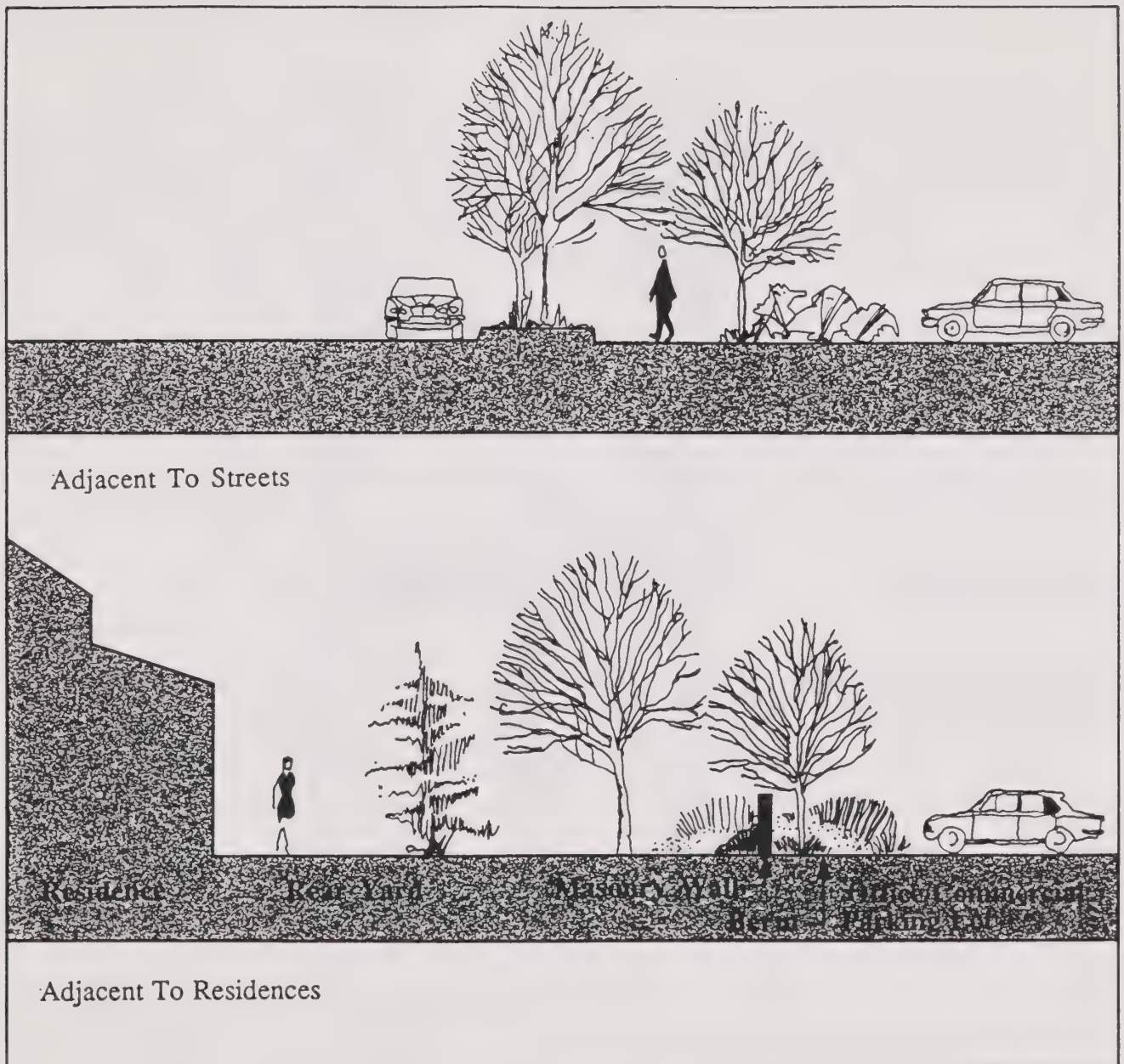


Illustration vi. Office Buffers: Use Landscaping, Berms and Walls to Screen Parking Areas and to Buffer Adjacent Residential Areas

4. Parking. Site design should de-emphasize the visual prominence of parking areas by separating parking areas into smaller components and locating parking behind the buildings. The common practice of placing parking between the building and the main street frontage should be avoided whenever possible. See Illustration vii.

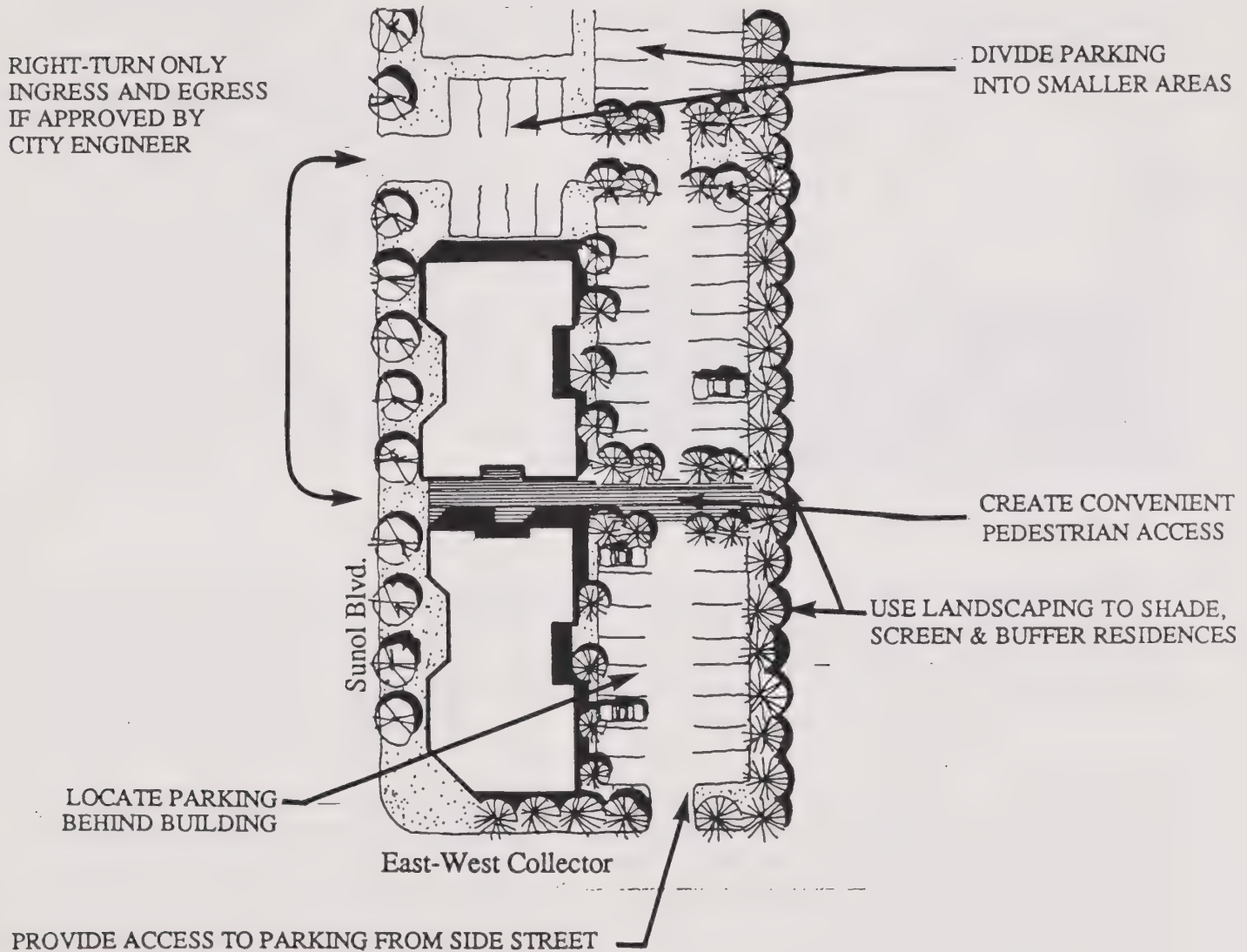


Illustration vii. Recommended Parking Lot Design for Office

- a. Parking lots should be landscaped with a hierarchy of plantings including large canopy trees at relatively close spacing, low shrubs to screen vehicular activity, and ground covers.

- b. Separate walkways should allow for pedestrian circulation from cars to offices, around the edge of the parking lot, and from the street and adjoining uses.

5. Lighting

Exterior lighting within the office district should be carefully evaluated so as to minimize possible adverse impacts on adjacent non-office uses within the Specific Plan area. Site plans should be carefully reviewed for consistency with the following design guidelines. See also Illustration viii.

Lighting Design. Site plans should include the location of exterior lighting fixtures, their design, and the nature of the illumination they will provide.

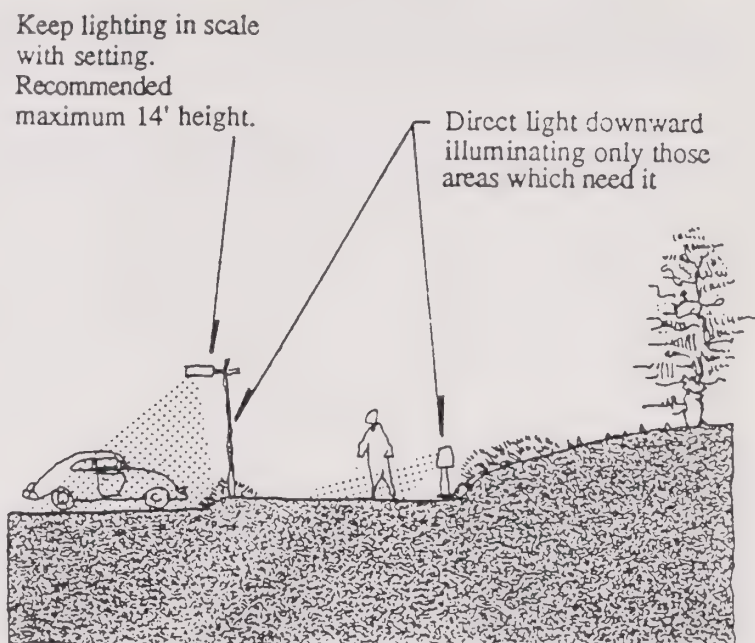


Illustration viii. Lighting for Office Areas

Area of Illumination. Lighting location should minimize the impact upon adjacent non-office properties. Illumination levels should not exceed the amount required by users. Even illumination over an entire area or the use of overly bright lighting should be avoided. Lighting for pedestrian movement should illuminate changes in grade, path intersections, and other areas along paths which, if left unlit, would cause the user to feel insecure.

Height and Direction. The light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting should be directed downward with no splay of light directed off-site. Direction of light should be downward to avoid sky lighting and directed away from adjacent residential parcels. Any light source over 10 feet in height should incorporate a cut-off shield to prevent the light source from being directly visible off-site. The height of luminaries should be in scale with the setting; 14 feet is a recommended maximum height. Ground level lights, such as flood and spot lights that are directed on buildings or landscaping, should be baffled or directed so as not to shine in the eyes of pedestrians along adjacent walks or on persons within building interiors.

Parking Areas. Lighting on parking area surfaces should be one-foot candle. Parking areas generally require somewhat higher illumination levels for security reasons. The illumination should be concentrated within the parking areas and associated pedestrian pathways leading to the parking area.

Prohibited Lights. Outdoor lights which blink, flash, or change intensity should not be allowed.

6. Service Areas. Service areas, garbage receptacles, utility meters and mechanical and electrical equipment should be screened from public view, and located for convenient access by service vehicles.

7. Handicapped Access. All buildings should be accessible to the handicapped in compliance with State law.

V. CIRCULATION ELEMENT

This element is intended to implement framework circulation goals including the overall goal to provide for the construction of a safe, convenient and uncongested vehicular circulation system to accommodate planned growth, while providing facilities to serve alternate modes of travel.

A. PLANNING AREA CIRCULATION

1. Existing Roadways

Access to the North Sycamore area is currently provided by Sunol Boulevard, a major arterial connecting the area with downtown Pleasanton to the north and I-680 to the south where there is a freeway interchange. Sunol Boulevard is currently a two lane undivided roadway between I-680 and Mission Drive where it widens to four lanes continuing undivided north to Bernal Avenue. The intersections of Sunol Boulevard with Mission Drive and Bernal Avenue are currently signalized. There are plans to install traffic signals at the intersection of Sunol Boulevard and Sonoma Road in the future.

Direct access to the North Sycamore area is currently provided by Sycamore Road, a narrow two lane street with poor roadway conditions. As it currently exists, it is adequate to serve existing development. Sycamore Road connects with Happy Valley Road (via Alisal Street) to create a loop system.

The adjacent neighborhoods to the north, Mission Park and Ventana Hills, are served by several collector streets. These include Independence Drive, Junipero Street, and Mission Drive. Each of these streets provides two travel lanes with parking on both sides. Single-family homes face the streets. Independence Drive, as well as San Antonio Street and Carlos Way to the west, currently dead end at the northern boundary of the study area.

2. Existing Transit Service

Bus service is provided by the Livermore Amador Valley Transit Authority (LAVTA) Wheels service connecting the Mission Park neighborhood with downtown Pleasanton. Route 4 provides hourly service throughout the day along Mission Drive, Sonoma Drive, and Sunol Boulevard. The current route comes within one-quarter mile from the west end of the North Sycamore study area and three-quarters of a mile from the east end of the area.

3. Existing Traffic Volumes

Existing average daily traffic (ADT) volumes on the key streets in the area are shown in Figure V-1. Based on traffic counts taken in January and February of 1990, existing traffic conditions Sycamore Road are free flow with no congestion. None of these streets carries traffic volumes in along Sunol Boulevard, Independence Drive, Mission Drive, Sonoma Drive, Junipero Street, and excess of their physical or environmental (for residential streets) capacities as listed in the Pleasanton Plan. It is estimated that some through traffic travels through the Mission Park and Ventana Hills neighborhood from the north on Bernal Avenue destined for I-680 via Sunol Boulevard. This through traffic affects Independence Drive, Junipero Street, and Sonoma Drive. The amount of through traffic on all these streets combined is estimated to be 400 vehicles per day.

B. INTERNAL ROADWAY IMPROVEMENTS

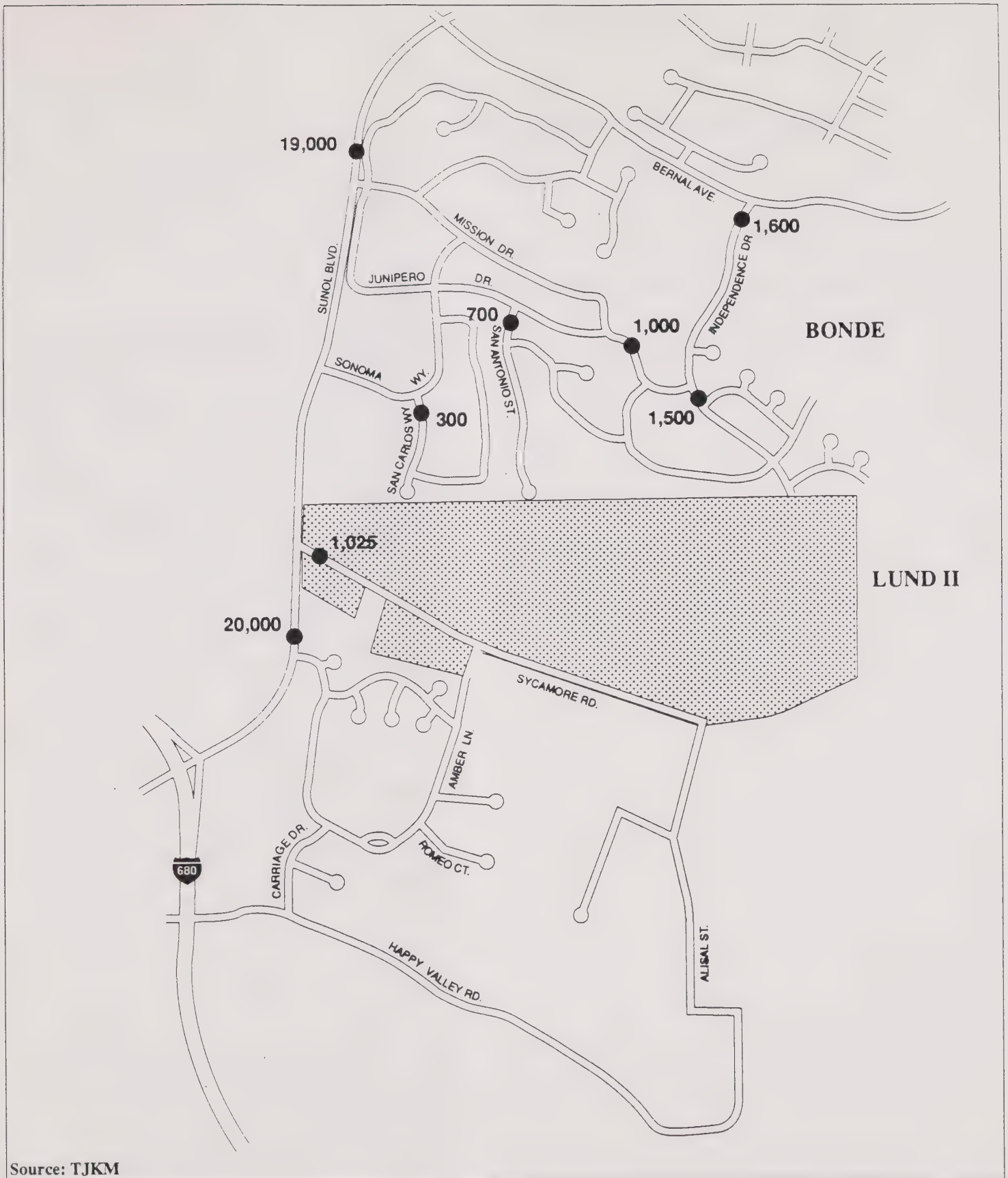
Figure V-2 illustrates the proposed circulation plan. The Plan proposes roadway alignments for an east-west and north-south collector and for the location of through-connections at the study area boundaries. Both collectors have been designed to carry volumes associated with projected cumulative development.

1. East-West Collector

The proposed Plan includes construction of a new east-west collector street connecting the North Sycamore area and the adjacent proposed Lund II development to the east with Sunol Boulevard to the west. Emergency access to this street from Independence Drive in the Ventana Hills neighborhood and San Antonio Street in the Mission Park neighborhood are also proposed.

At its connection with Sunol Boulevard, the new east-west collector street would replace, in approximately the same location, the existing intersection of Sunol Boulevard and Sycamore Road. Several local streets and cul-de-sacs would intersect this new collector street.

This street is not designed or intended to serve average daily trips exceeding 10,000 vehicles.



Source: TJKM

Figure V-1
Existing ADT s on
Area Roadways

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Figure V-2
Proposed Circulation Plan



Note: Parcel numbers are keyed to information in Table II - 1

North Sycamore Specific Plan



Note: The Specific Plan designates the general alignment of the new east-west and north-south collectors and connections at the study area boundaries as shown.

The proposed cross section for this new east-west collector street is a 52-foot wide right-of-way which accommodates two through-lanes, bicycle lanes, and rolled curb and gutter on both sides of the street, and a pedestrian path on one side. At the intersection of Sycamore Road and the east-west collector, Sycamore Road should be flared with a minimum 35-foot curb radius to allow right-turning vehicles to pass around vehicles waiting to make a left turn. The collector would not provide on-street parking. The extension of the east-west collector east of its intersection with the north-south collector is to be designed to local street standards.

2. North-South Collector

Access to potentially developable properties in southeast Pleasanton would be provided with a new north-south collector street crossing to the east of the present connection of Sycamore Road and Alisal Street. The street design would be the same as for the east-west collector. This north-south collector street would intersect the new east-west collector street midway through the study area. Most of the traffic generated by future development in southeast Pleasanton could utilize study area collectors by entering the study area via the north-south collector and exiting via the east-west collector to Sunol Boulevard.

3. Residential Streets

Local streets and cul-de-sacs would be constructed with 56-foot wide rights-of-way and would include 36-foot wide pavement sections, including rolled curbs and gutters. The additional 10 feet of right-of-way on either side of the street would include 5 feet each for sidewalk and landscaped setback.

C. EXTERNAL ROADWAY IMPROVEMENTS

1. Connections at Study Area Boundaries

Street connections to adjacent developable areas as proposed in the Specific Plan include one into the proposed Lund II development, and one to southeast Pleasanton. An extension from the new east-west collector connects to Sycamore Road through parcel 9, as shown in Figure V-2.

2. Valley Avenue Extension

The Pleasanton General Plan includes the extension of a north-south thoroughfare between Sunol Boulevard and Bernal Avenue through property owned by the San Francisco Water Department (west of the study area). The extension would connect Valley Avenue at its intersection with Bernal Avenue with Sunol Boulevard providing a convenient route between the North Sycamore area and north Pleasanton. A specific alignment for this extension has not been determined. However, the General Plan shows the extension connecting to Sunol Boulevard south of the intersection with Sonoma Drive. Due to adjacent commercial buildings on the west side of Sunol Boulevard which would have to be demolished, a more appropriate

Valley Avenue extension would intersect Sunol Boulevard between Sonoma Drive and Sycamore Road. The westerly alignment of the new east-west collector will help determine the specific location of the Valley Avenue extension since a 1000-foot minimum offset distance is recommended, based on projected left-turn demands for these intersections.

Any new intersection along Sunol Boulevard between Sonoma Drive and Sycamore Road must be properly designed to provide safe stopping sight distance for vehicles approaching from the north on Sunol Boulevard. There is currently a crest vertical curve and a slight horizontal curve on Sunol Boulevard at the location where the Valley Avenue extension is expected to connect with Sunol Boulevard. The sight distance at this location can be increased during construction by lowering Sunol Boulevard and lengthening the vertical curve. This may not be necessary if, during the preparation of engineering plans for the new intersection, it is determined there will be adequate safe stopping sight distance along each approach. The installation of traffic signals may increase the amount of stopping distance by providing approaching drivers with an early warning indication.

3. Projected Volumes

The expected increases in traffic volumes and anticipated impacts are fully discussed in the accompanying EIR. Volumes on the key residential street segments studied are below or approximate the General Plan environmental capacity for the type of street.

D. DESIGN GUIDELINES

1. Phase internal improvements so that level of service does not exceed level of service D at major intersections.
2. Construction of the east-west collector is critical for access for the study area. It should be constructed to full size as North Sycamore develops.
3. To facilitate the free flow of traffic on Sunol Boulevard, the following standards should be met:
 - The primary access to the office lots along Sunol Boulevard should occur from the new east-west collector. This would concentrate traffic from the area at the western end of the new collector which will be constructed to accommodate this traffic. This section of the collector should have controlled access (limited number of driveways) and sufficient length on the left-turn bay to allow for left turn stacking.
 - Right-turn-only ingress and egress driveways should provide access to office sites fronting on Sunol Boulevard north of the east-west collector to eliminate the need for U-turns.
 - Right-of-way dedication and necessary improvements for widening Sunol Boulevard along the Specific Plan frontage will be required.

- A traffic signal at Sunol Boulevard will be required to be installed at the time the east-west collector is constructed.
4. The design and regulation of city streets should minimize traffic related impacts on adjacent land uses.
 5. Recommended guidelines for the study area circulation system are provided in Table V-1.
 6. Emergency vehicle access to the study area should be provided from the existing private drive west of Alisal Street, and from Independence Drive and San Antonio Way.
 7. On-street parking is not recommended for the new collector streets.
 8. Safe and convenient bicycle and sidewalk systems should be provided and maintained to encourage alternatives to driving. This includes non-vehicular connections to streets like San Carlos Way, Independence Drive and San Antonio Way to provide convenient access to the Ventana Hills park and the Oak Hill shopping center on Sunol Boulevard between Mission Drive and Junipero Street.
 9. Construction-related traffic should access the study area via the new east-west collector and should not travel through existing residential neighborhoods to the north.
 10. Only parcels designated PUD-A and PUD-MDR should be permitted vehicular access onto Sycamore Road.

Table V-1
Circulation System Design Guidelines

	Western Portion of East-West Collector, and North-South Collector	Eastern Portion of East-West Collector, and Interior Streets	Sycamore Road
Travel Lanes:			
Number	2	2	2
Width	13 feet	10 feet	12 feet
Median:	none	none	none
Parking lane:	none	8 feet both sides	none
Right-of-way:	52 feet	56 feet	40 feet
Curb-to-curb	38 feet	36 feet	24 feet
Sidewalks:			
Width	4 feet	5 feet	none
Number	1 side	Both sides	--
Curb setback	5 feet	5 feet	8 feet (both sides)
Bicycle Facilities:			
Type	Bike lanes	Shared roadway	Shared roadway
Width	6 feet	--	--
Number	Both sides	--	--
Curb setback	Part of roadway	Part of roadway	Part of roadway

Source: TJKM and Brady and Associates, Inc.

VI. PUBLIC FACILITIES ELEMENT

INTRODUCTION

The feasibility and implementation of the North Sycamore Specific Plan depends on the provision of storm drainage, water, wastewater and other public services. This element presents background information on public facilities and services, identifies conceptual designs for on-site improvements and briefly discusses on- and off-site infrastructure systems. Conceptual designs are based upon accepted civil engineering practices and local design criteria.

Additional detail regarding existing conditions for public facilities is contained in the Environmental Impact Report for this Plan, Section VI, Public Utilities and Services.

A. DRAINAGE

1. Background

The Specific Plan area is within three separate drainage areas. Most of the Specific Plan area (about 97 acres) lies within a relatively small 550-acre drainage basin which is drained by Sycamore Creek. Approximately 20 acres of the north central portion of the study area drains towards the existing Mission Park subdivision at San Antonio Street. Approximately 18 acres of the extreme northeastern portion of the study area drains towards the north; toward the Ventana Hills subdivision.

The Sycamore Creek drainage basin currently lies primarily within the jurisdiction of Alameda County. Upon annexation of the study area, the westerly portion of this drainage basin would come under the City's jurisdiction. City policy is to provide flood protection and maintenance to meet the 25-year flood event. The existing natural channel through the study area is undersized—in both width and depth—to handle the 25-year flood.

Flows within this drainage basin were analyzed in 1988 by Bissell & Karn, Inc. The analysis of this basin was based upon a 25-year flood event. This report identified that the 25-year storm already has caused some flooding of a portion of Sycamore Road, affecting parcels on both sides of the road. Overflow flooding has also been reported entering the adjacent subdivision to the north at San Antonio Street. During a 1986 storm, the most severe flooding occurred along Sycamore Road.

Currently, Sycamore Creek is not adversely impacted by adjacent or upstream development. However, development of the study area, as well as any upstream development, is likely to increase the amount of storm water runoff. This would have the potential to compound the existing flooding problems unless adequate upstream and/or downstream improvements are constructed. Implementation of off-site improvements will need to be coordinated by the City

and Zone 7 and should be the subject of separate negotiations to mitigate off-site drainage impacts.

2. Proposed Improvements

Proposed on-site drainage improvements for Sycamore Creek are shown on Figure VI-1. Actual detailed drainage improvements associated with project development would be designed, reviewed and installed in accordance with a Master Drainage Plan to be developed for the study area.

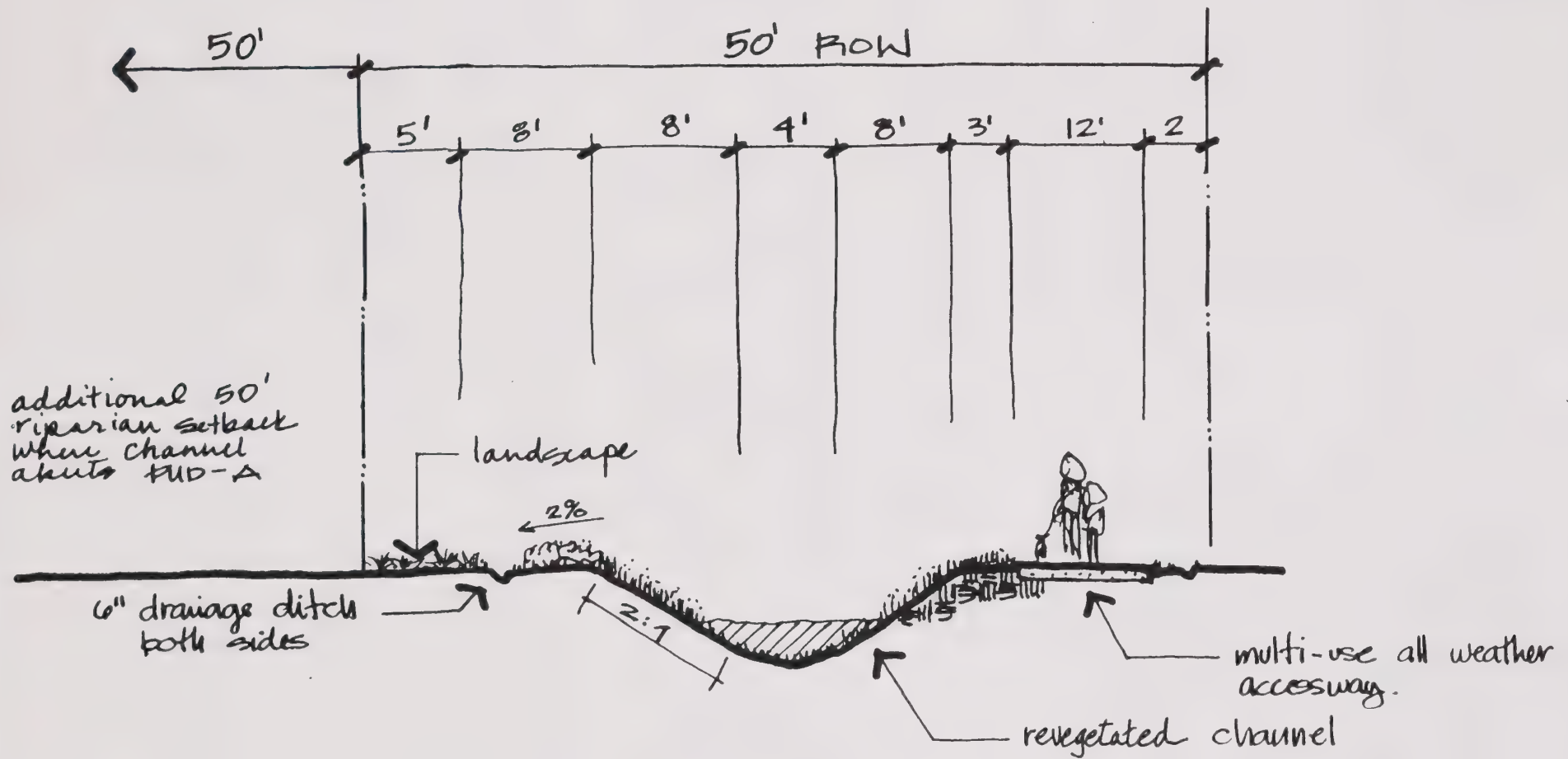
Using the rational method to determine runoff, the development as proposed in the Specific Plan would generate stormwater at a rate of 66 cubic feet per second (cfs) during a 25-year storm event. In general, runoff from improved surface within the study area can have limited discharge into Sycamore Creek; the majority of the runoff would be collected and transported in the proposed piped stormwater conveyance system. Assuming that minimal discharge of the improved surface runoff will be allowed to flow into Sycamore Creek, the overall future flows should be less than existing flows.

A small portion of the northwest corner of the area may be allowed to discharge into the creek channel due to drainage patterns resulting from a proposed creek crossing of the east-west collector. Storm water flows from the northeastern and central portions of the study area may be routed north to Independence Drive or San Antonio Street. Flows from the western portions of the study area may be collected and discharged into the creek assuming that the final design provides adequate channel capacity, and sufficient erosion protection is provided at stormwater outfalls/discharge points.

Three conceptual options for drainage improvements to Sycamore Creek through the study area were considered during the preliminary phase of this study. These options were:

- Improved natural channel. This option consists of a graded earth channel which would be replanted with native vegetation. This option requires the highest degree of maintenance but also offers the greatest potential for the channel to serve as a visual amenity and for habitat restoration.
- Concrete-lined open channel. This option would involve concrete-lining of the entire channel bottom (typically 4 feet in width). This option is more expensive to construct, but less expensive to maintain. It would not offer the same potential for habitat restoration as the earth channel.
- Closed-conduit system. This option would involve installation of a concrete pipe to handle existing and future flows. Advantages of this option are that it would require the least maintenance, result in minimal right-of-way requirements, and allow maximum flexibility for land use patterns. However, it provides no opportunities to serve as a biological or visual amenity.

The improved natural channel option was selected as the optimal choice for meeting the goals and objectives of the Specific Plan. The other two drainage improvement alternatives are discussed in more detail in the Alternative Section of the EIR.



Source: McGill-Martin-Self, Civil Engineering Consultants

Figure VI-1

Conceptual Design for the Improved Natural Channel of Sycamore Creek

North Sycamore Specific Plan

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PLANNERS AND LANDSCAPE ARCHITECTS

Improved Natural Channel (Non-Levee Earth Channel) Features. The improved natural channel would be graded to its estimated top width channel configuration (21 feet) and improved with required features such as drainage structures and inlets to handle future flows. The channel area would then be revegetated (with native vegetation if possible) to allow for rehabilitation. Refer to Figure VI-1, "Conceptual Improved Natural Channel".

Following are recommended features of the channel:

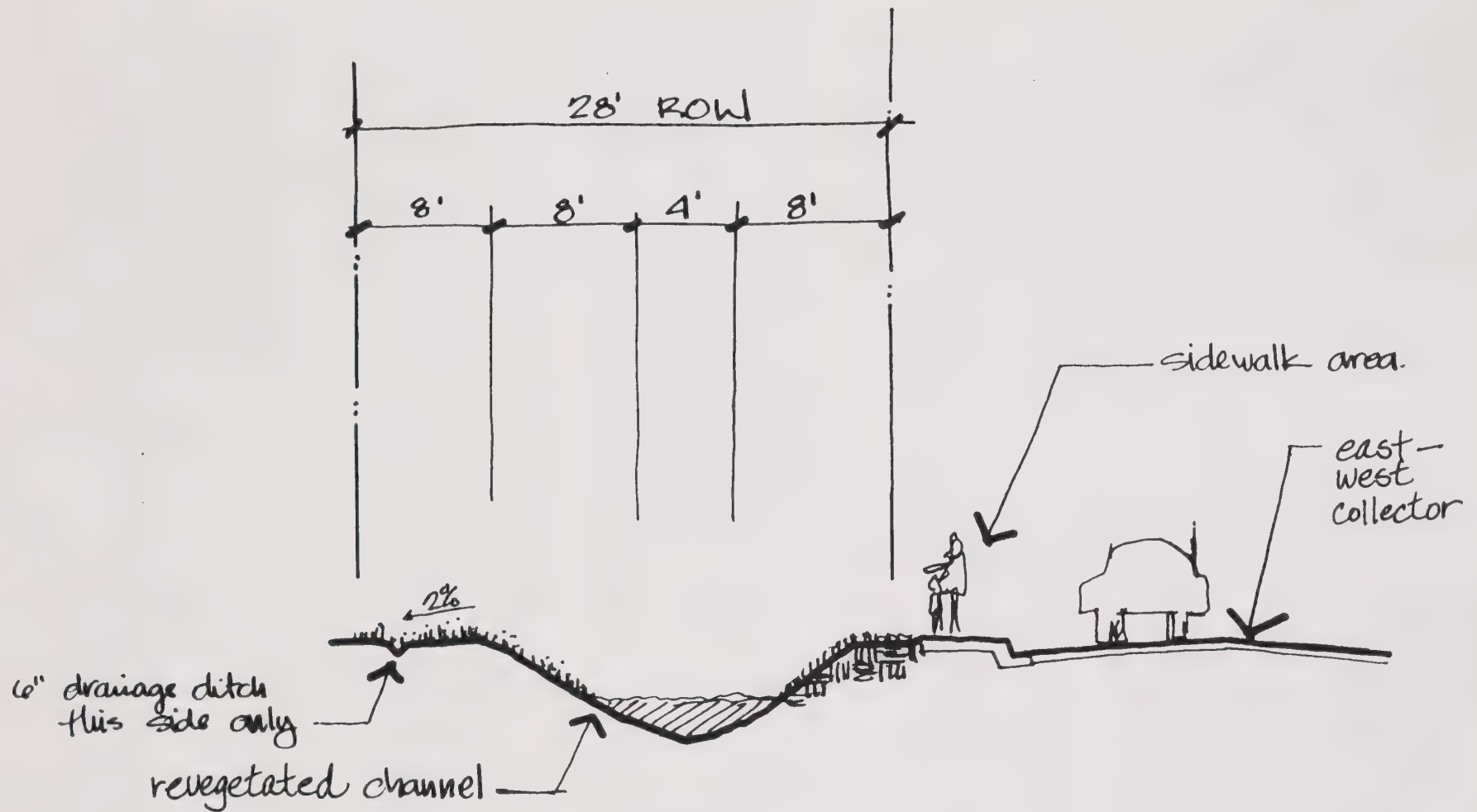
- a. A grass-lined channel with a bottom width of four feet.
- b. A multi-purpose accessway would be constructed on the south side of the channel and would have an all-weather surface. The accessway would serve both maintenance and recreational uses such as jogging, walking, equestrian, and bicycling.
- c. Landscaping along and within the channel should be native vegetation and should promote the potential for riparian habitat.
- d. A dedicated right-of-way of 50 feet would be required for the proposed channel improvements for most of the study area. Several variations in channel improvements are possible for geographic creek segments as described below:

Southeastern Channel Improvements (Parcels 24 and 25). The existing channel within these parcels would essentially remain in its current condition, with only a minor amount of channel improvements. The intent is to minimize disturbance of riparian habitat. Potential improvements would include some minor alignment changes and clearing out of debris and/or reinforcement of channel edge with rip-rap. Some riparian vegetation may need to be removed to install or improve the drainage channel, however, this should be kept to a minimum. In addition, rights of entry for maintenance and/or improvements should be obtained from existing and/or future property owners.

The final channel design and alignment should result from a coordinated effort between a consulting biologist and design engineer with City approval. This will ensure protection of native riparian/habitat and a creek design free of obstructions or alignments which could cause potential flooding.

Central (East) Channel Improvements (Parcel 18). The full channel improvements described under Section 3, Performance Standards for the Improved Natural Channel, including a 50-foot right-of-way, would be required for the length of this parcel (approximately 2,100 linear feet). See also Figure V1-1.

Central (West) Channel Improvements (Parcel 17). This section of the channel through the above-mentioned parcel could be developed with a reduced (28-foot) right-of-way width, if the proposed east-west collector were to be utilized as the maintenance accessway. This option is illustrated in Figure V1-2.



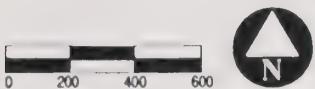
Source: McGill-Martin-Self, Civil Engineering Consultants

Note: The design option is possible where the channel alignment abuts the new roadway (parcels 8-17). Maintenance access is available from the roadway.

Figure VI-2

Conceptual Design Option for the Improved Natural Channel

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Northwestern Channel Improvements (Parcels 6-11 and 13). This section of the channel could be handled in two ways: a) the channel segment could be left natural, similar to the southeastern channel section and improvements; or b) this section could be replaced with a closed conduit system. Option b would maximize land use options and minimize impacts to structures.

- Option a could be allowed only if upstream runoff/discharge from Sycamore Creek were diverted into the proposed piped stormwater conveyance system near Parcel 11 (first creek crossing of the east-west collector). Full diversion of combined runoff/basin discharge along with appropriate improvements necessary to collect the stormwater would be required. This option would leave only the natural discharge from approximately 2-3 acres draining into this portion of the creek channel.
- Option b would be a closed conduit system conveying the surface runoff from Sycamore Creek basin through this portion of the site. This system would be designed and installed to handle present and future flows. The location of the conduit is flexible as long as the ultimate outlet/discharge location matches the natural alignment of Sycamore Creek at the discharge point. This option allows maximum land use flexibility and minimizes impacts to existing trees and structures. A maintenance easement of 12-15 feet would be required along the conduit.

Northeastern Creek Channel Improvements. The northeastern creek located within the northeast corner of the study area (parcel 20), would require only minor improvements, including minor channel realignment and reinforcement. These improvements will ensure proper water flows. The final design improvements for this creek will require coordination between a consulting biologist and design engineer. Prior to development approval within this parcel the City should require that a site-specific report identify repair work, stabilization methods and materials, proposed enhancement, setback and maintenance easement provisions for this creek.

3. Performance Standards for the Improved Natural Channel

The improved natural channel should be constructed in accordance with accepted engineering practices. Standards and guidelines noted below are for a typical natural storm drainage channel. As detailed development plans are formulated, design revisions may be necessary.

a. Channel Configuration

General standards are as follows:

1. The channel would have a bottom width of 4 feet.
2. Graded channel slopes would not be steeper than 2:1 unless specifically approved by the City Engineer.

3. Upon completion of the channel grading improvements, revegetation should be completed as soon as practical within the channel area. Temporary irrigation may be required if seeding is to occur. Straw mulching at the time of seeding would provide temporary erosion protection.

4. All new development adjacent to the creek should be setback from the toe of the slope by a minimum suitable distance (i.e., 30 feet) as recommended by the geotechnical engineer and/or certified engineering geologist. The Plan requires additional setbacks adjacent the PUD-A designated areas.

5. Regular channel maintenance would be performed by the City. The City currently has a biannual maintenance program for similar channels. Maintenance typically consists of clearing obstructions in the channel (including branches, leaves, siltation and other debris) as well as an inspection of the channel configuration, benches and related improvements.

Due to the presence of numerous large trees and existing homes and ancillary buildings in close proximity to the proposed channel alignment, the actual channel configuration, alignment and proposed setbacks may need to be adjusted to minimize impact to structures and trees. Alternatively, where channel requirements become too onerous, particularly through Parcels 7 through 10, there is the potential that the channel area could be piped for a short distance. This piped/closed conduit system would need to be designed and installed to handle present and future flows as identified in the Master Drainage Plan.

b. Channel Bench Area

1. No water should be allowed to flow over the channel edges/crest into the drainage improvements to protect the integrity of channel edges.

2. On each side of the channel, a 6" drainage ditch should be constructed with field inlets and appropriate piping back to the channel to provide adequate drainage (every 100 feet, or as necessary). At the outlets/discharge points, erosion protection should be provided as necessary (i.e., rip-rap, sand bags, etc.) to maintain channel integrity.

3. Caution should be exercised if large shrubs or trees are to be planted within 15-feet (accessway side) and 8 feet (opposite bench side) of the channel edge. Large shrubs or trees should be located as far as possible from the channel edge. Trees species should be selected to reduce the possibility of root erosion of the channel. Root barriers could also be required to prevent erosion.

4. Shrubs with shallow root systems may be planted within 2 feet of channel's edge only on the south side of the channel (opposite the access road). The maintenance accessway should not be closer than 2 feet from the channel's edge.

c. Multi-Purpose Accessway

The all-weather accessway should be designed to a 12-foot width to handle standard maintenance vehicles. The surface should also be suitable for recreational purposes. A minimum 6" roadbed depth is recommended.

On the south side of the channel a meandering foot path should be provided.

B. WATER SERVICE

1. City Water Source and Distribution

Pleasanton currently obtains about 75% of its treated water from Zone 7 of the Alameda County Flood Control and Water Conservation District. The remainder is supplied by City wells. Zone 7 in turn obtains most of its water from the State Water Project, via the South Bay Aqueduct.

Pleasanton is divided into three major pressure zones. Most of the Specific Plan area is within the Bonde Pressure Zone, with the remaining area within the Lower Zone.

2. Study Area Water Source

With several exceptions, existing residences within the Specific Plan area rely on private wells for water. Due to longstanding problems with contamination from septic tanks, the Alameda County Environmental Health Department has placed a moratorium on the entire Happy Valley area on new development that would require increased use of septic systems.

The City of Pleasanton recently constructed the 8.0 million gallon Sycamore reservoir just to the east of the Specific Plan area. The reservoir is connected to the City water system at Sunol Boulevard via a 24" main that runs along Sycamore Road and then through parcel 23. However, City policy is to not permit connections to the City water system until annexation occurs.

There are three potential sources to serve the development within the study area. The northern portion of the study area can be served from stubouts in the Mission Park and Ventana Hills developments to the north including a 6" stub in San Antonio Street and a 10" stub in Independence Drive. Much of the area could be served by constructing a lateral line from the 24" Sycamore Reservoir main that parallels Sycamore Road.

3. Proposed Improvements

Servicing new development within the study area will require extensions from adjacent mains as described above. Fire hydrants will also be constructed along Sycamore Road and within

new developments. The study area is expected to have sufficient water flows to meet City standards. In addition, water line extensions to existing residences will be financed as part of the joint benefit improvements of the Specific Plan. Extensions up to three feet from the foundation wall of existing residences will be financed by the Funding Developers (see also Financing and Implementation Element). Therefore, it is expected that all existing residents would connect to City water. Existing private wells meeting health and safety standards can be retained to provide a supplemental source of irrigation water.

Actual on-site water improvements associated with study area development should be designed, reviewed and installed in accordance with the City's Water Master Plan and Public Works Department design standards. In addition, phased improvements for the Specific Plan area should be coordinated and adequately sized for the ultimate area development.

C. WASTEWATER SERVICE

1. Current Conditions

Pleasanton owns and operates the wastewater collection system within its urban boundaries transporting wastewater to the Dublin San Ramon Service District treatment plant for primary and secondary treatment. Treated wastewater is then exported to San Francisco Bay via the Livermore-Amador Wastewater Management Agency pipeline adjacent to I-580. Private septic systems are not permitted within the City.

Existing residences in the study area are served entirely by on-site septic systems. Concern over potential groundwater contamination has caused Alameda County to issue a moratorium on new development that requires additional septic systems within the Specific Plan area and other unincorporated areas to the south.

2. Study Area Collection

The study area would be served by extensions from line stubs located within Independence Drive, San Antonio Street, lines located within Sunol Boulevard and/or a new sewer trunk line located within Sycamore Road for both residential and office uses.

3. Proposed Improvements

Development in the study area would connect to and utilize the City's wastewater collection system and treatment facilities.

Sewer line extension to existing residences will be financed as part of the joint benefit improvements of the Specific Plan. Extensions to within three feet from the foundation wall of existing residences will be financed by the Funding Developers (see also the Financing and

Implementation Element). Therefore, it is expected that all existing residences will connect to the City sewer system and that existing septic systems will be abandoned.

Actual site-specific sewer/collection improvements should be designed, reviewed and installed in accordance with the City's Sewer Master Plan and the requirements of the Department of Public Works.

D. FIRE PROTECTION REQUIREMENTS

Under the Plan, water lines will be extended to service the study area and a hydrant with a 1,000-gpm capacity would be installed every 500 feet along roads, including Sycamore Road, as required by the Pleasanton Fire Department. This would ensure that each residence is within 250 feet of a water supply for fire fighting purposes. The costs for water extensions and fire hydrants will be borne by study area developers. Fire protection service costs would come from the City's General Fund.

E. GAS AND ELECTRICITY

Pacific Gas and Electric (PG&E) currently provides gas and electricity within the study area. The nearest gas regulator station is on Pleasanton-Sunol Road, with feeder mains extending along Sycamore Road and distribution feeder mains extending into the study area. Electric lines run overhead along Sycamore Road, and utility poles and overhead lines extend from Sycamore Road into the study area.

Development under the Specific Plan would require PG&E to install additional gas mains and electrical lines throughout the study area to serve new residents. The General Plan includes a policy that all electrical transmission and distribution lines should be placed underground in commercial and residential areas. The Funding Developers should be required to finance the cost of undergrounding of facilities, with an agreement for reimbursement from other properties that subdivide.

VII. FINANCING AND IMPLEMENTATION ELEMENT

The policies and guidelines of this Specific Plan are intended to provide for orderly development in the study area. This element sets forth implementation goals, describes anticipated phasing for the plan, and makes recommendations regarding the administrative, development review, financing and regulatory approaches that should be followed to effectively implement this Specific Plan.

A. IMPLEMENTATION GOALS

1. Future development within the Specific Plan area should be conditioned on the orderly provision of adequate street improvements, storm drainage, water hook-ups and other necessary capital improvements.
2. Specific Plan policies should be consistent with the Pleasanton Plan and applicable City regulations.
3. Development of required capital improvements for the study area should occur in a timely fashion and should be self-financed to the extent feasible, by study area landowners seeking to develop.
4. To the extent feasible, costs for capital improvements in the study area, required by cumulative development outside the study area, should be reimbursed to the Funding Developers by future developments to the southeast.
5. Development phasing should minimize, to the extent feasible, adverse impacts on existing area residents as well as residents of surrounding areas.

B. DEVELOPMENT REVIEW AND REGULATION

The following steps will be required to implement this Specific Plan:

1. Plan Adoption

Following certification of a final EIR, and City Council adoption of the North Sycamore Specific Plan, the Specific Plan was incorporated as part of the General Plan.

2. Annexation

Annexation of the study area into the City of Pleasanton will be required before the City can implement the plan. This will require review and approval by the Local Agency Formation Commission (LAFCO). The review criteria and process is described in detail in the EIR. In general, the logical sequence of events for an annexation proceeding is as follows: City review of General Plan consistency, City rezoning consistent with the General Plan, amendment application to LAFCO, LAFCO action (approval, denial, or approval with conditions); City conducts annexation, and proceeds with review of applications for permits.

3. General Plan

To bring the General Plan and Specific Plan into conformance, the following General Plan amendments were required:

- a. Land use designations for parcels 1, 4, and 5 changed from Low and Medium Density Residential to Retail, Highway, and Service Commercial/Business and Professional Offices.
- b. Land use designations for parcels 6 and 7 amended from Low Density Residential to a dual designation of Retail, Highway, and Service Commercial/Business and Professional Offices, and Low Density Residential.
- c. Land use designations for parcels 27, 28 and a portion of 29 amended from Medium Density Residential to Low Density Residential.
- d. Land use designations for the southern tips of parcels 8 and 9 amended from Low Density Residential to Medium Density Residential.

These changes are illustrated in Figure VII-1.

4. Zoning

It is recommended that zoning adopted within the study area be within the Planned Unit Development (PUD) classification. Application of the PUD is recommended to ensure that goals and policies of the General Plan and Specific Plan are implemented, while accommodating innovation and special consideration for site-specific capabilities and constraints, including odd-sized or specially constrained parcels. The following four PUD categories are proposed: PUD-A, PUD-LDR, PUD-MDR, and PUD-O. Once approved, each PUD application is processed as a unique zoning district.

Recommended boundaries for these districts are as illustrated in Figure IV-1, Land Use and Open Space Element.

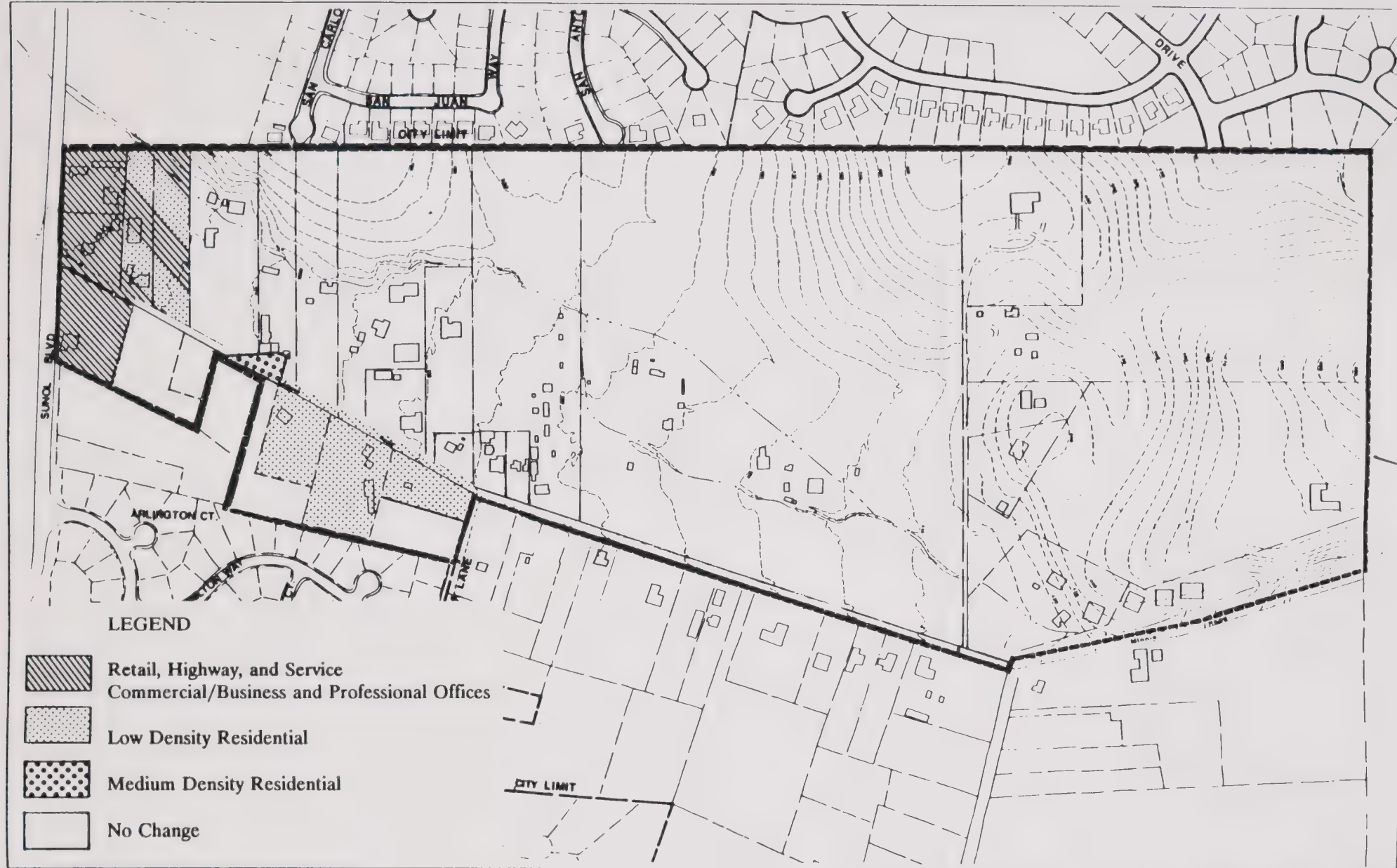


Figure VII-1

General Plan Designation Amendments Required under the Draft Specific Plan



North Sycamore Specific Plan

5. Specific Plan Conformance

Following adoption of this Specific Plan, no subdivision, use permit or other entitlement for use and no public improvement shall be authorized for construction in the study area until a finding has been made that the proposed entitlement or public improvement is in substantial compliance with this Specific Plan. Approval of final development plans and use permits shall be contingent upon a determination of substantial compliance with the applicable provisions of the Pleasanton General Plan and this Specific Plan.

C. REQUIRED CAPITAL IMPROVEMENTS

Most of the study area is currently undeveloped and outside the boundaries of municipal service provision (i.e., water and sewer). Basic services will need to be extended to adequately serve new development within the study area, including such capital improvements as streets and water and sewer distribution facilities. Some improvements will benefit all property owners with developable property in the planning area (these improvements are referred to as "joint benefit" improvements), while other improvements will benefit only individuals or groups of property owners.

1. Storm Drainage

Required improvements are described in the Public Facilities Element, Section VI. They include construction of a surface runoff collection and conveyance system for stormwater, and improvements to the Sycamore Creek channel to ensure flood protection, as well as creek restoration and multi-purpose accessway improvements to ensure that the channel is also a biological resource and recreational amenity. A preliminary cost estimate for the improved natural channels as proposed is \$150.00 per linear foot including design, construction, and associated improvements. The Sycamore Creek channel runs approximately 4,800 feet through the study area, though full improvements would probably not be required for the 1,450 feet east of the bridge at Minnie Road. A more detailed cost analysis would be required once a more specific improvement design is developed.

2. Water

Development would require the extension of mains from existing stubs in Independence Drive and/or San Antonio Street and from a lateral line off the Sycamore Reservoir main.

Extensions will also be provided to existing residences which are expected to connect to City water service (the Funding Developers will finance the extension up to three feet from the foundation wall).

3. Sewer

Development would require the extension of mains from line stubs located within Independence Drive, San Antonio Street and/or a new sewer trunk line located within Sycamore Road.

Extensions to existing residences (up to three feet from the foundation wall) will be financed by the Funding Developers.

4. Circulation

Required improvements to the circulation systems are described in the Circulation Element, Section V of this plan. They include construction of the north-south and east-west collectors, and eventually, construction of emergency connections to San Antonio Street and Independence Drive.

D. APPORTIONMENT OF CAPITAL IMPROVEMENT COST RESPONSIBILITIES

Cost Responsibility of Funding Developers

Costs for Specific Plan recommended capital improvements of joint benefit (those that benefit all property owners with developable property) are expected to be funded by four area property owners, identified as the "Funding Developers". The Funding Developers include three property owners within the study area: the Pleasanton Unified School District property (parcel 18), the Harris property (parcel 23) and the Castlewood property (parcel 20), and one property owner outside the study area: the owners of the Lund II property to the east of the study area. Prior to approval of any residential tentative subdivision maps on commercial development plans, final details concerning development and administration of the cost apportionment plan should be presented for public review and City approval. Table VII-1 identifies required capital improvements and other costs under the Plan, and the entity responsible for financing each improvement.

The Funding Developers will fund the improvements jointly with the intention that if and when other properties within the study area subdivide, the costs attributed to joint benefit improvements would be reimbursed to the Funding Developers by each property owner at the time of subdivision into two or more lots, based on a pro-rata share of the actual number of subdivided units versus the total potential lot shares within the study area. Properties in the PUD-Office zoning category would pay based on assigned lot shares, rather than an actual number of permitted residential units. The cost apportionment plan would have a 15 year term. Any property which does not subdivide within the 15 year period would not pay any reimbursements to the Funding Developers. Reimbursement obligations would run with the land, not with the owner of the property. A preliminary listing of lot shares for each parcel is provided in Table VII-2. Lot shares are based on acreage and allowable density (1 unit/gross acre for PUD-A; 2 units/gross acre for PUD-LDR) and 3.5/units/gross acre for PUD-MDR.

Costs for service extensions for City water and sewer service would be reimbursed to the Funding Developers on an actual cost basis at the time the property subdivides. If a property has City water and sewer services extended to their property, but does not subdivide within a 15 year period, the costs would not be reimbursed to the Funding Developers.

Under the cost apportionment process, the Funding Developers will finance construction of the new east-west collector. Property owners who intend to develop will not be reimbursed for needed right-of-way for the collectors; in return, such property owners would have a right to develop under the guidelines and conditions of the cost allocation plan with limited obligations to the Funding Developers.

Table VII-1
Identification of Financial Responsibility For Capital Improvements and Additional Costs

Improvement	Responsible Party
Road System:	
• Construction of east-west collector	Funding Developers ^a
• Construction of north-south collector	Funding Developers
• Right-of-way costs for new collectors	Funding Developers
• Closure of western Sycamore Road (west of the intersection of the new collector)	Funding Developers
• Improvements to Sycamore Road (fencing, landscaping) (east of the intersection of the new collector)	Individual developers
• Improvements to Sunol Boulevard, including widening and traffic signal	Funding Developers
• Landscaping in rights-of-way for collectors	Funding Developers
• Construction of interior streets	Individual developers
Water System:	
• Extension of mains along Sycamore Road or east-west collector ^b	Funding Developers
• Water line extensions from Sycamore Road to existing residences up to 3 feet from the foundation wall	Funding Developers
• Extensions from mains to serve new individual properties/developments	Individual property owners/developers
• New fire hydrants	Individual property owners/developers
• Capping of existing wells, if required	Individual property owners
• Interior improvements/modifications including hook-ups	Individual property owners/developers
Sewer System:	
• Extensions of mains along Sycamore Road or east-west collector ^b	Funding Developers
• Sewer line extensions from Sycamore Road to existing residences up to 3 feet from the foundation wall	Funding Developers
• Extensions from mains to serve new individual properties/developments	Individual property owners/developers
• Interior improvements and hook-ups	Individual property owners/developers
Storm Drainage System:	
• Design of Drainage Master Plan and Sycamore Creek Restoration Plan	Funding Developers
• Construction of improved natural channel for Sycamore Creek	Funding Developers
• Construction of storm run-off system connections	Individual developers
Open Space System:	
• Development of Master Landscape Plan and installation of common area improvements (i.e., landscaping of collectors, Sycamore Creek Channel)	Funding Developers
Utilities:	
• Underground utility lines	Individual developers

NOTES: ^aFunding Developers include three property owners within the study area: the Pleasanton Unified School District property, the Harris property and the Castlewood property, and one property owner outside the study area. Payments made by the Funding Developers will be partially reimbursed by other study area property owners and individual developers, as well as developers of property owners outside the study area based on a pro-rata share of benefits, as established under the cost allocation plan.

^bSewer and water line extensions to the following properties would originate from surrounding development areas, not from Sycamore Road: 966, 982, 986, and 990 Sycamore Road.

Table VII-2
Lot Shares for Reimbursement

Parcel # on Figure II-3	APN	Owner	Acres	Lot Shares By Land Use				Total Lot Shares
				MDR	LDR	A	O/C	
1	946-3031-003-02	Val Investments	1.77	--	--	--	3	3
2	946-3031-004	Guadaitis	1.58	6	--	--	--	6
3	946-3031-005	Thompson	.57	2	--	--	--	2
4	946-2612-008-01	Sawyers	1.05	--	--	--	2	2
5	946-2612-008-02	Dunkley	.64	--	--	--	1	1
6	946-2607-007-02	Benevedes	1.00	--	--	--	2	2
7	946-2607-007-01	Dagget	1.87	--	--	--	3	3
8	946-2607-006	Greene	3.44	--	6	--	--	6
9	946-2607-005	Bach	2.00	--	4	--	--	4
10	946-2607-004	Van Wegan	2.53	--	3	1	--	4
11	946-2607-003-04	Backer	6.34	--	11	1	--	12
12	946-2607-003-02	Robinson	.98	--	--	1	--	1
13	946-2607-001-02	Moreira	2.23	--	2	1	--	3
14	946-26078-002	Alford	.50	--	--	1	--	1
15	946-2612-009-01	DeGarmo	.40	--	--	1	--	1
16	946-2612-009-02	Rotunda	.45	--	--	1	--	1
17	946-2612-011-01	Pignataro	9.13	--	16	1	--	17
18	946-2612-007-01	Pleasanton	42.55	--	77	8	--	85
		Unified School District						
19	946-2612-001	Kass	4.55	--	9	--	--	9
20	946-2612-13	Castlewood	20.00	--	40	--	--	40
		Properties						
21	946-2612-003	Ward	1.70	--	3	--	--	3
22	946-2612-004	Richey	1.50	--	3	--	--	3
23	946-2612-002-02	Harris	14.65	--	29	--	--	29
24	946-2612-002-09	Frost	3.30	--	--	3	--	3
25	946-2612-002-10	Carlson	3.96	--	--	2	--	2
26	946-3031-007-02	Macari	1.11	2	--	--	--	2
27	946-3031-007-01	Hambrick	1.33	--	--	1	--	1
28	946-3031-008	Ziemer	2.00	--	--	2	--	2
29	946-3031-009-01	Lavey	2.07	3	--	1	--	4
			135.2	13	203	25	11	252

Note: Lot shares for reimbursement are based primarily on acreage and allowable density under the proposed PUD designation. Lot shares for the PUD-O properties are calculated based on two shares per acre. Lot shares for parcels 6 and 7 are the same as shown if they develop as PUD-LDR. Exceptions are Parcels 25, 26 and 29; due to development constraints, lot shares for these parcels were reduced. Also, the lot share is increased for parcel 18 due to the permitted increased density. Total lot shares are not intended to equal total units as shown in Table IV-1.

Source: Assessor's Parcel Records; 1989 Draft North Sycamore Specific Plan, prepared by Land Planning Consultants, Inc.; and Brady Associates 1990.

An equitable cost apportionment program should be developed for both the east-west and north-south collectors whereby developers of properties to the southeast reimburse Funding Developers for roadway costs based on a pro rata share of projected traffic volumes expected to use these roadways.

For any property owner who is impacted by right-of-way requirements and falls into one of the following categories: has no intention to develop, has no possibility to develop, or refuses to enter into this agreement, a payment for the right-of-way will be due to that property owner at the time of road construction. However, if a property in receipt of a right-of-way payment subdivides within the 15 year term of the funding agreement, the right-of-way payment would be refunded to the Funding Developers along with an interest charge of 9% per year.

Funding Developers do not intend to make any right-of-way payments for required dedications for flood control improvements. However, if the City has to acquire property through condemnation, it will be reimbursed through Funding Developers.

Cost Responsibilities of Individual Property Owners Individual property owners will be responsible for the following improvements:

- Interior improvements and modifications of the water and sewer systems including hook-ups.
- Yearly inspection fees for the back-flow devices, if required.
- Removal and replacement of any fencing or landscaping required to extend City water and/or sewer services onto a property.
- Any upgrading of City sewer and water services beyond minimum requirements established by the City of Pleasanton Code and Regulations.
- Capping of any existing wells. Under the Specific Plan, the continued use of existing wells which meet all health and safety standards will be allowed. If a property owner is either required or chooses to eliminate use of an existing well, it would need to be plugged and capped under the specifications and inspection of Zone 7.

E. TIMING OF CAPITAL IMPROVEMENTS

The actual time for the start of construction will depend upon plan adoption, annexation, securing of required permits, and on the Growth Management allocation process. Because of the type of development proposed and the multiple ownership within the study area, it is assumed that development within the study area will occur over a number of years. The timing of most of the required capital improvements will be tied directly to the development of the units specifically requiring the improvements; however, some improvements or actions will be required prior to consideration for individual subdivisions.

- The City should require that a Master Storm Drainage Plan and a full hydrology and hydraulic report (to be financed by the Funding Developers) for the planning area be

completed prior to the issuance of any use permits. This report should also be made available to Alameda County for their evaluation of future upstream and downstream development activities.

- Water system improvements adequate to provide sufficient fire flow to the area should be completed prior to issuance of building permits. Fire flow must be adequate only in the pressure zone in which development is proposed. Water system hook-ups to existing residences should be available at the same time hook-ups are available to serve any new study area development.
- As a condition of development approval, the City should require individual land owners to dedicate easements or right-of-way for the purposes of drainage improvements and maintenance.
- As a condition of development the City of Pleasanton should require necessary off-site, downstream drainage improvements (generally in the vicinity of Sunol Boulevard), as required by Zone 7, be completed prior to construction within the study area.
- Prior to development approval within parcel 20, the applicant should be required to submit a site-specific report prepared with consultation with a qualified biologist which specifies repair work, stabilization methods and materials, proposed enhancement and public easement provisions for the northeastern creek located on the parcel.
- Construction of the new east-west collector is crucial to the development of the study area as a whole, since it will provide the primary access. In general only those properties that derive access from Sycamore Road can be constructed prior to the completion of the new east-west collector, since the Plan requires construction-related vehicles to access the study area via the new collector. Completion of the new collectors (including required extensions and landscaping) should be tied to the growth management allocation process, with assurances of full improvements as soon as financially feasible.
- Improvements to non-collector streets (including extensions and landscaping), water system, sewer system, and piped storm drainage system improvements are tied to the parcels served and need not be implemented until the actual development of those parcels is proposed.
- Flood control improvements are necessary for development of the Specific Plan area. In addition there should be assurance that all improvements to the Sycamore Creek channel (including construction of the multi-purpose accessway, habitat restoration, landscaping, etc.) be completed in a timely fashion. Completion of the full component of improvements should be tied to development economics, with assurance of full improvements as soon as financially feasible.

VIII. RELATIONSHIP TO GENERAL PLAN GOALS AND OTHER POLICIES AND REGULATIONS

Following annexation to the City of Pleasanton, the Specific Plan area will be subject to the development policies and regulations set forth in the City of Pleasanton General Plan and the City's Zoning Ordinance. State law requires that a specific plan be consistent with the general plan. It must also contain measures to implement all policies set forth in the general plan as they pertain to the Specific Plan area. Planning for the future use of the area also requires consideration of City and County policies established for adjacent areas, and policies of regulatory and interested agencies. Pertinent plans and policies relevant to the Specific Plan are summarized in this section.

A. CITY OF PLEASANTON GENERAL PLAN

1. Overview and Current Land Use Designations

The Pleasanton Plan (General Plan) was adopted by the City Council in 1986. Although most of the Specific Plan area is currently outside the City limits, it is contained within a 43 square mile area called the Pleasanton Planning Area. Within this area, the City designates existing and future land use. The Specific Plan area is also within the City's adopted Sphere of Influence.

Current Land Use Designations. Most of the study area north of Sycamore Road is designated as Low Density Residential (0-2 dwelling units/gross acre). The southeastern corner of the study area is designated as Public Health and Safety. The Public Health and Safety designation applies to land set aside for the protection of the public health and safety due to geologic topographic, fire or other hazards. Only single-family homes on existing lots of record (as of 1986) are allowed in these areas. South of Sycamore Road, in the western portion of the study area, the General Plan land use designation is Medium Density Residential (2-8 dwelling units/gross acre). The proposed Specific Plan Land use designations of PUD-A and PUD-LDR are generally consistent with the City's General Plan designation of Low Density Residential for most of the Specific Plan area; exceptions include the area south of Sycamore Road which could be developed under the Specific Plan at a lower density. The portion of parcel 25 designated as Public Health and Safety will be subject to stringent development review. Office development represents a departure from current land use designations, but does address General Plan standards relating to development in areas projected to exceed noise standards.

Growth Management Program. The General Plan identifies this program as a short-term tool to assure a predictable growth rate and further the goal of developing "in an efficient, logical

and orderly fashion." The General Plan allows the Council to select between 0 and 650 units per year. Generally, projects of 50 or more are phased over more than one year.

Recently, the growth rate has not been a problem in terms of infrastructure constraints. The Growth Management Report of 1989 found that there were no constraints serious enough to affect the rate of new approvals. Development applications for projects within the study area would need to obtain allocations under the growth management program.

Planning goals relevant to the North Sycamore Specific Plan include the following:

2. Residential Policies

Preserve the character of **existing residential neighborhoods**.

Encourage **new housing** in infill and peripheral areas which are adjacent to existing residential development.

3. Community Facilities

Provide a diversity of **community facilities** to maintain and improve service levels for existing and future residents.

Review and condition future developments to pay their fair share of future **community facilities and sites**.

4. Open Space

Preserve **open space areas** for the protection of public health and safety, the provision of recreational opportunities, the production of natural resources and the physical separation of Pleasanton from neighboring communities.

5. Growth Management

Annex urbanized pockets of **unincorporated land** adjacent to the City limits in those areas where landowners are willing to accept City services and development standards.

Explore methods of **annexing** the remaining unincorporated pockets of urbanized land including Happy Valley, Castlewood, the Remen Tract and other areas.

Encourage development in locations which would complete or install planned **public facility systems**.

6. Circulation

Develop and manage a **street and highway system** which accommodates future growth while maintaining acceptable levels of service.

Complete the City's street and highway system according to the **street classifications** shown on the Pleasanton Plan Map.

Require new developments to pay their fair share of planned **roadway improvements**.

Phase development and **roadway improvements** so that Levels of Service do not exceed LOS D at major intersections outside the central business district.

Require site-specific **traffic studies** for all major developments which have the potential to exceed LOS D.

Adhere to City **design standards** for streets in new developments.

Incorporate City **design standards** for arterials, collectors, local public and private streets as part of the City's review of new developments.

Continue to require developers to finance and install **sidewalks** and pedestrian pathways in future developments.

7. Housing

Attain a variety of **housing types, densities, designs and prices** which meet the existing and projected needs of all economic segments of the community.

Zone sufficient land for R-1-20 and R-1-40 developments to increase the supply of **large lots** in peripheral areas.

Encourage 20% of all new housing units to be affordable to **moderate income households** and 15% of the housing stock at full development to be affordable to the needs of **lower income households**.

Use the City's **Growth Management Program** to limit residential growth to between 260 and 650 units per year and provide exemptions above and beyond this limit to encourage the construction of low income housing and other projects which fulfill City policies.

Allow "**granny flats**" in all R-1 zoning districts to increase the number of housing units while preserving the visual character within existing neighborhoods of single family detached homes.

Consider building orientation, street layout, lot design, landscaping and street tree configuration in **subdivision review** for purposes of solar access and energy conservation.

8. Public Safety

Prohibit construction of habitable structures within at least 50 feet of an identified **fault trace** as shown in site specific geologic studies.

Design new roads, bridges and utility lines that cross an active fault trace in a manner which can withstand the **acceptable damage levels** specified in the General Plan.

Require site specific **soils, geologic and/or geotechnical engineering studies** prior to development approval of sites potentially subject to seismic hazards or where the potential geologic hazard is moderate through high.

Require **geologic studies** for any project proposed within areas on current Alquist-Priolo Studies Zone Maps before permitting structures for human occupancy.

Discourage the withdrawal of **groundwater** which may create subsidence, landslides, and cracking of the ground surfaces.

9. Public Facilities

Sycamore Road is shown as a location for a proposed water pipe.

10. Conservation and Open Space Goals, Policies and Programs

Preserve the **natural and man-made resources** of the Planning Area including plant and animal habitats, water courses, and historic structures.

Preserve **heritage trees** throughout the Planning Area.

Preserve **stream beds and channels** in their natural state, except where needed for flood and erosion control.

Design **projects** adjacent to the arroyos to protect habitat areas.

Achieve a complete park and recreational **open space** system within the Planning Area.

Develop a system of **bicycle, equestrian and hiking trails** to provide connections between major activity areas such as schools, parks and shopping districts.

11. Noise

The General Plan goal for maximum outdoor noise levels in **residential areas** is an Ldn of 60 dB (decibels). (The General Plan acknowledges that this is a goal which "cannot necessarily be reached in all residential areas within the realm of economic or aesthetic feasibility.")

The **indoor noise level** as required by the State of California Noise Insulation standards must not exceed an Ldn of 45 dB in multi-family dwellings. The General Plan establishes this indoor criterion as the maximum acceptable indoor noise level for single family houses as well.

The General Plan finds that interior noise levels in office buildings are a function of the use of the space. Interior noise levels in offices were recommended to be maintained at 45 Leq or less.

B. CITY OF PLEASANTON ZONING ORDINANCE

A single parcel (parcel 1) in the Specific Plan area is currently within Pleasanton's city limits. Existing zoning for this parcel is Agriculture (A).

The study area is bordered to the west by land designated Industrial Park (PUD-I). To the north, zoning designations include a triangular-shaped parcel designated Office Commercial (O), Agriculture (A), Single Family Residential, 6,500 sf Minimum Lot (R-1-65), and Planned Unit Development-Low Density Residential/Open Space (PUD-LDR/OS; 0.1173). To the east, the zoning is also Planned Unit Development-Low Density Residential/Open Space (PUD-LDR/OS; 0.1017). To the south, the study area is bordered by unincorporated land with the exception of the westernmost section where one parcel is zoned PUD-Medium Density Residential and a parcel fronting Sycamore road has recently (2/6/90) been rezoned from A to R-1-10 and R-1-85 (minimum lot sizes of 10,000 sf and 8,500 sf respectively).

Plan implementation would require the adoption of City zoning for the study area (prezoning would occur prior to annexation, final zoning would occur after annexation was approved). The entire study area will be designated for development according to the PUD review process and will be required to comply with development standards contained in the Specific Plan.

C. ALAMEDA COUNTY PLANS AND POLICIES

The unincorporated study area is predominantly zoned with the County zoning designation of R-1-L-B-E (Single Family Residence, 5 acre minimum building site area). A few scattered parcels are zoned PD (Planned Development) or A (Agriculture). The unincorporated area to the south is zoned R-1-L-B-E.

Alameda County adopted a new General Plan, including a new Open Space Element in December of 1989. The new plan splits the previous designation of "Agriculture" into three separate designations (two of which are intended for permanent agriculture). The County Board has also adopted a policy statement that it will not approve annexations inconsistent with the General Plan, and if an area is designated for large parcel agricultural use, the Board will not approve the annexation. No parcels within the Specific Plan area, however, are affected by the large parcel agricultural use designations.

County policy stipulates that if a property borders county land which is outside the designated urban development potential area, the project should be designed so as to discourage future development in terms of circulation and the extension of public services. In approving an annexation, the Board needs to approve a property tax exchange agreement with the City.

D. U.S. ARMY CORPS OF ENGINEERS

The Army Corps of Engineers (Corps) may assert jurisdiction for proposed drainage improvements within the study area in connection with authority over wetland fill under Section 404 of the Clean Water Act. Corps involvement with this project is questionable depending upon the Corps' discretionary judgement regarding the classification of the Sycamore Creek channel.

The Corps may require an official wetland delineation, and may require a permit under the nationwide wetland permit process (NWP-26) or under the individual permit process (404). This issue is discussed at greater length within the DEIR, Section X. Biological Resources, Wetlands.

E. CALIFORNIA DEPARTMENT OF FISH AND GAME

Based on a site visit and preliminary consultation, the California Department of Fish and Game (CDFG) has determined that it will assert jurisdiction for any alterations to either the Sycamore Creek channel or a second drainage in the northeastern corner of the study area. The City will need to enter into a Stream Alteration Agreement with CDFG for flood control improvements proposed under the General Plan. Refer also to the DEIR, Section X. Biological Resources, Wetlands.

APPENDIX A. RELATIONSHIP OF THE NORTH SYCAMORE SPECIFIC PLAN AREA TO THE LARGER SURROUNDING AREA

INTRODUCTION

The Sycamore Plan has significant implications for the future development of the surrounding area; of particular importance in this regard is the circulation element. Conversely, development in surrounding areas has important implications for the future of the study area. The development strategy for the North Sycamore Specific Plan area will be a key determinant as to how the surrounding area may or may not develop.

This Plan has been prepared to generally reflect the Citizen Advisory Committee's recommendations for the Specific Plan area. However, other alternatives have also been considered in the overall planning process. This appendix is designed to provide the reader with relevant information from the EIR regarding influences on the future of the study area. Two major discussions are relevant: the cumulative analysis and the alternatives analysis. This appendix concentrates on the interrelationship of study area alternatives on the cumulative development potential, and of the implications of surrounding development on study area planning.

CUMULATIVE PROJECTS

The Draft EIR identifies a list of cumulative projects; the major projects are discussed below. Figure A-1 shows the location of cumulative projects. The cumulative circulation assessment considered two separate cumulative scenarios; one scenario includes development of the Koopmann property, the other does not. This particular project is highly speculative at this time as no development proposal has been received by the City. However, the implications of developing this property are significant for the study area. The following level of cumulative development has been identified for the cumulative scenarios:

Scenario 1

The following major projects are generally consistent with the level of development prescribed in the General Plan (with the exception of development on the Kaiser Aluminum property).

Lund Ranch II. A total of 151 single family units are proposed on a 195-acre site.

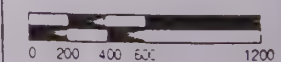
Bonde. The Bonde property is 103 acres; a clustered residential development of 140 single family units is proposed for 44 acres.



Figure A-1
**Cumulative Projects in the
 Study Area Vicinity**

1. Lund Ranch II
2. Bonde Ranch
3. Mavridas Property
4. Marshall Property
5. Valley Avenue Extension
Area Development
6. Spotorno
7. Hogue
8. Jordan
9. Jensen
10. Koopmann

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Valley Avenue Extension Area. Includes potential development of portions of the Kaiser Aluminum Center for Technology and the San Francisco Water District properties. The Water District property is a 500-acre site; projected development includes 300 single-family units and 1,500 single-family attached and multiple family units. Development on the Kaiser Aluminum property is projected for 62 acres, including 150 single-family units and 450 multiple family units. Future configuration of the major circulation through this area (the Valley Avenue extension) will need to be coordinated with the alignment of the east-west collector at the western end of the study area.

The planned Valley Avenue extension presents two options for the alignment of the new east-west collector street through the North Sycamore area. The first option would be to align the project collector street with the Valley Avenue extension to create a four-legged intersection at Sunol Boulevard. A second option is to offset the two intersections along Sunol Boulevard. The second option is less desirable from a traffic engineering perspective because of the need to produce left-turn stacking areas along Sunol Boulevard in advance of each intersection. These left-turn stacking areas would conflict with each other if there is an inadequate offset distance between the two intersections. A minimum adequate offset distance between intersections, based on the relative projected left-turn demands at both intersections, is 1,000 feet.

Happy Valley Area. Includes development of the following properties: Hogue, Jordan, Jensen and Spotorno. A total of approximately 440 residential units are projected for these properties.

Near Happy Valley Loop. This refers to infill development of approximately 50 houses in the Happy Valley Loop that could occur if this area is annexed and developed at densities permitted under the General Plan.

Scenario 2

Scenario 2 includes the projects listed above and, in addition, it includes the following assumptions regarding the Koopmann property:

Koopmann. Includes residential and golf course development along Koopmann Road. Approximately 380 residential units would be built and 200 acres would be developed as a golf course.

Summary of Cumulative Issues.

Development of the Specific Plan area, as proposed, is consistent with buildout according to the Pleasanton General Plan. In addition, all cumulative projects, with the exception of the Koopmann and Kaiser Aluminum projects, are consistent with the projected General Plan level of development. These two projects represent a total of 980 residential units outside the current General Plan buildout scenario.

Cumulative development has significant impacts for the study area circulation system. Traffic volumes resulting exclusively from trips within the study area do not require nearly the level of circulation improvements proposed in the Circulation Element. It is the cumulative traffic volumes that require the types of facilities proposed. For example, the projected traffic volume on the east-west collector for the existing plus project condition is 2,800 average daily trips (ADT). For the cumulative condition, the projected volume at this same location is 7,500 ADT under the first scenario and 8,700 under the second scenario. Cumulative traffic volumes trigger the need to signalize the intersection of the new east-west collector and Sunol Boulevard and the need for left-turn pockets on the north-south and east-west collectors (west of the intersection of these two streets).

The cumulative condition also results in potentially significant impacts on surrounding area roadways. Sunol Boulevard requires widening to four lanes. Cumulative traffic impacts to the north of the study area would be as follows: Volumes on San Antonio Street and Independence Drive, south of Junipero Drive would be less than or approximately equal to the environmental capacity (3,000 ADT) for streets with residential frontage. The projected volume on Independence Drive, south of Bernal Avenue, is 3,630 ADT. Thus, future residential development in this area should not front on Independence Drive.

Additional cumulative issues include public service provision and the cumulative loss of open space and habitat areas. See also Section XI, Cumulative Impacts in the DEIR.

ALTERNATIVES

As a part of the planning and environmental review process for the Specific Plan, alternatives were developed to investigate the implications of possible modifications to the Plan. Although these alternatives were evaluated, they are not considered to be a part of the approved plan.

The alternatives are intended to serve as a test for informed decision-making. A summary description is presented here to highlight alternative choices. The discussion is focused on the features of the alternatives and the implications of approval for each. In formulating both the Plan and alternatives, circulation has been a key issue. For this reason, alternative circulation patterns are a focus of the following discussion. Refer also to EIR Section XII, Alternatives to the Proposed Project, for a more complete discussion of the alternatives and their potential impacts.

A. NO PROJECT ALTERNATIVE

1. Features

Under this alternative the study area would not be annexed and would instead remain an unincorporated portion of Alameda County. Neither the proposed Specific Plan, nor alternative plans would be adopted.

The study area would continue to be served by County services including fire and police service. City water, sewer and other urban municipal services would generally not be available and existing residences would continue to use on-site wells and septic systems.

No comprehensive drainage treatment would occur within the study area, unless the area was included in other upstream or downstream improvement plans. There would be no short-term increase in runoff volume or peak flow rates. The potential for seasonal flooding would remain, general maintenance of the channel could minimize flooding from minor storms. If upstream areas were to develop, this could result in additional or more frequent flooding within the study area.

Portions of the study area would remain in an undeveloped rural residential state for the foreseeable future. The County's moratorium on new septic systems generally precludes new development. Thus the estimate of 26 single family residences and current population of 75 would continue for the near future. Over time, individual property owners would likely seek annexation to the City of Pleasanton to obtain, water, sewer and other municipal services to allow residential development. This would likely result in piecemeal annexation and development.

2. Implications for the Study Area and Surroundings

The chief implication of this alternative is that it would preclude comprehensive planned development of the study area. It would also be difficult to coordinate infrastructure improvements with adjacent areas. Area wide improvements would be very difficult to fund.

Should additional development occur in the future, the character would probably reflect current development patterns, resulting in additional rural residential uses on narrower lots in the western portion of the site and along Sycamore Road, and estate-type residential development on larger lots with private drive access off Sycamore Road. The level and pattern of new development would be constrained by the limited availability of public services and by circulation/access considerations. The need for all parcels to obtain access from Sycamore Road could result in numerous flag lot parcel configurations.

Cumulative development projects (particularly those in southeast Pleasanton) would have greater difficulty achieving required circulation access to the north and west.

B. NORTH SYCAMORE NEIGHBORHOOD ALTERNATIVE

1. Features

Under this alternative, the study area is treated as a separate neighborhood without major circulation links to the southeast. Multiple connections to the existing residential areas to the north are provided; however, potential cumulative traffic volumes are reduced so impacts on adjacent neighborhoods are generally not significant (Independence Drive is an exception).

This alternative also proposes a five-acre park site adjacent to the drainage channel. Figure A-2 is a conceptual site/circulation plan for this alternative.

Circulation. As with the Plan, the Neighborhood Alternative also includes construction of a new east-west collector street within the study area. The new collector would join the existing Sycamore Road via a "T" intersection approximately 800 feet from Sunol Boulevard.

Under this alternative the western portion of Sycamore Road would retain its existing alignment. The existing section of Sycamore Road between this new "T" intersection and Sunol Boulevard would be upgraded and maintained to serve project traffic in addition to existing traffic on Sycamore Road. A direct connection to southeast Pleasanton is not provided through the study area, but could be provided by an extension of Sycamore Road at Alisal Street, although Sycamore Road has a constrained capacity to be widened due to the location of existing residential structures. Sycamore Road would be widened to 50 feet (with a 70-foot right-of-way) and improved with gutters, curbs, sidewalks and bike lanes. An additional connection would be made west of this intersection (at the eastern edge of parcel 18) to the east-west collector street within the study area. Thus, some project traffic and many southeast Pleasanton trips would use Sycamore Road. Indirect through-traffic vehicular connection to the north is provided at San Carlos Way and San Antonio Street. A direct connection into Ventana Hills subdivision would be provided from the east-west collector street at Independence Drive near the east end of the study area. A future connection to the east is available through the Lund II property.

As with the other alternatives, acceptable traffic conditions result on the collectors, Sunol Boulevard and most residential streets. However, under the second cumulative scenario, this alternative would result in average daily traffic (ADT) volumes of 3,750 on Independence Drive south of Junipero Drive under the second cumulative condition. Resulting ADT on the east-west collector exceeds the environmental capacity for residential frontage on the roadway (3000 ADT). Thus either the circulation system would need to be revised, or frontage should not be allowed. **ADT on Sycamore Road under the second cumulative scenario would be 6,150 west of Amber Lane and 10,300 west of the intersection of the new collector and Sycamore Road for the second cumulative scenario. Thus, the environmental capacity for residential frontage on Sycamore Road would be exceeded.** No new residential units should be allowed to front on Sycamore Road.

Land Use. Figure A-3 illustrates land use designations under this alternative. One-half acre minimum parcels are permitted along Sycamore Road both to the north and south, as compared to one acre minimum parcels under the Plan. Special design guidelines for parcels fronting Sycamore Road regarding fencing and landscaping also apply to this alternative; however, Sycamore Road would be widened to 50 feet along its length. There would be no PUD-Agriculture zoning category. Parcels to the south of Sycamore Road would retain the existing General Plan designation of Medium Density Residential.



Figure A-2

North Sycamore Neighborhood Alternative Site/Circulation Plan

North Sycamore Specific Plan

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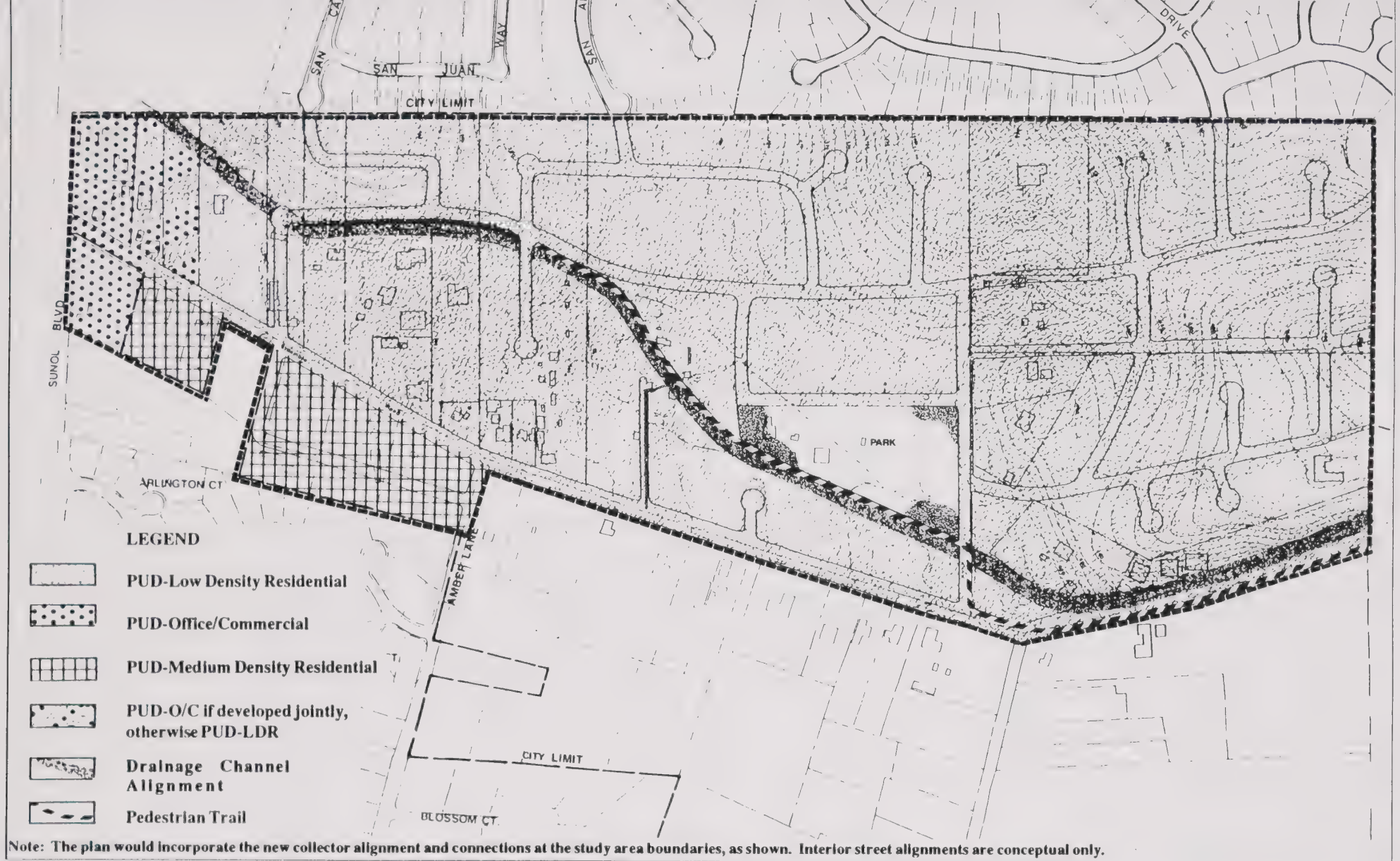


Figure A-3

North Sycamore Neighborhood Alternative Land Uses

North Sycamore Specific Plan

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Neighborhood office/commercial uses for parcels 1, 4, 5 and potentially 6 and 7, would be identical to that provided under the Plan.

This alternative allows residential frontage on the east-west collector street. In order to achieve traffic volumes that are below the threshold for residential frontage on the collector, cumulative development would either need to be reduced, or alternative access would need to be provided.

A five-acre park site is designated north of the Sycamore Creek drainage channel, on the eastern border of the school district property (parcel number 18). The park is intended to serve the Specific Plan area, as well as additional new development within the Happy Valley Loop. The park site abuts the drainage channel, thereby providing an opportunity for extensive habitat restoration in this area. This alternative also avoids having a creek crossing through parcel 25.

2. Implications for the Study Area and Surroundings

The alternative does not provide a new collector connection to the southeast and does not facilitate a significant movement of traffic from new development outside the study area through the study area. Under this alternative, the circulation system is designed primarily to serve development within the study area. The chief implication of this alternative is that it could limit the potential for cumulative development to the southeast.

This alternative would result in an extension of the Ventana Hills-type of development south to Sycamore Road. As compared to the Plan, there would be no PUD-A buffer between development to the north and existing rural residential areas south of Sycamore Road.

This alternative assumes that traffic from new development to the southeast would use Sycamore Road. This alternative has the highest degree of impact for existing residents along Sycamore Road. Traffic volumes on Sycamore Road west of Amber Lane are projected at 6,150 ADT. This would be within the physical capacity of a widened Sycamore Road, but would exceed the environmental capacity for a road with homes fronting on it. If significant new development to the southeast is to occur, it might require alternative circulation access to the west and north, in addition to that provided by a widened Sycamore Road.

This alternative also increases vehicular access to the residential development to the north. Volumes on Independence Drive are highest under this alternative (3,750 ADT south of the intersection with Junipero Drive) for the second cumulative condition. The environmental capacity of Independence Drive would be exceeded for the circulation pattern as shown, however, this could be avoided by providing a more indirect connection to Independence Drive.

The improved Sycamore Road would have a similar westerly alignment as the new east-west collector under the Plan (in terms of the location for potential connection to the extension of Valley Avenue). Should cumulative traffic volumes on Sycamore Road dramatically increase, there would be implications for the alignment of the Valley Avenue expansion; it would either require a more northerly alignment or a four-way intersection with the new collector.

This alternative provides for a more comprehensive treatment of the study area as a neighborhood. This alternative is also environmentally desirable since it provides additional potential for habitat restoration and avoids a creek crossing through parcel 25.

C. MAJOR CONNECTION ALTERNATIVE

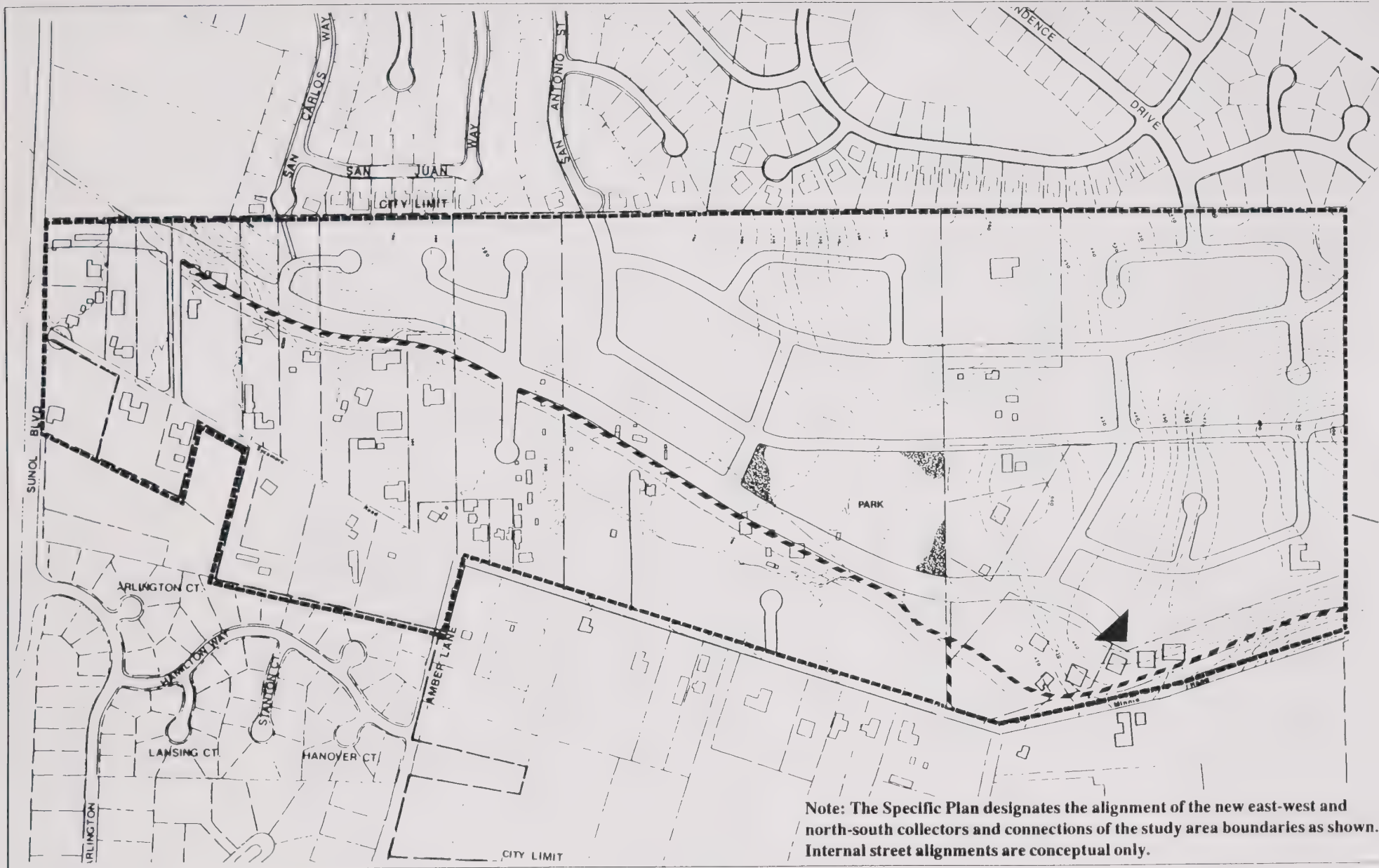
1. Features

This alternative considers the North Sycamore Specific Plan area in conjunction with the circulation needs of future surrounding development. An 80-foot wide collector route traverses the study area providing a circulation corridor for the Specific Plan area residents, as well as for existing and future residents surrounding the study area, particularly to the southeast. Figure A-4 is a conceptual site/circulation plan for this alternative.

Circulation. This alternative includes the construction of one realigned major collector street to serve the study area and southeast Pleasanton. This new street would avoid any increase in traffic volumes on the existing Sycamore Road. The alternative provides indirect connections from the collector to San Antonio Street and Independence Drive via circuitous routes that involve several turning movements. The existing intersection of Sunol Boulevard and Sycamore Road would be closed and a new intersection would be constructed near the northern study area boundary adjacent to the cemetery, approximately 300 feet north of the current intersection of Sunol Boulevard and Sycamore Road. This would require lining up the Valley Avenue extension with the study area collector (at the northwestern corner of the study area) to create a four-legged intersection; otherwise, sufficient left-turn stacking would not be provided along Sunol Boulevard.

The new collector would have limited access to allow for faster movement; a total of five access points are shown in the conceptual site/circulation plan. An 18-foot landscaped median (which would also accommodate a 12-foot left turn pocket, as needed) would also be provided.

Sycamore Road would be closed off at Sunol Boulevard. Minor improvements would be required to service new commercial development. East of parcel 8, Sycamore Road would remain in its current state, or may be slightly improved. Connection between the new collector and Sycamore Road is made via a new north-south street requiring easement from parcels 7 and 8 (the actual street alignment could also be entirely within parcel 7 or 8).



North Sycamore Specific Plan

Figure A-4 Major Connection Alternative Site/Circulation Plan

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This alternative results in acceptable traffic conditions for most study area and adjacent roadways under the project condition. As with the Neighborhood Alternative, peak-hour traffic volumes from project traffic meet Caltrans' signal warrants at the intersection of Sunol Boulevard and the east-west collector under the cumulative conditions, widening of Sunol Boulevard would be required (as per the Plan). In addition, roadway grading changes on Sunol Boulevard may be required to improve stopping sight distances.

Land Use. Land use designations are shown in Figure A-5.

A five-acre park site is designated bordering the northern edge of the collector on the eastern end of the school district property. As with the Neighborhood Alternative, the park would serve the study area, as well as new development areas to the south and southeast. However, under this alternative, the park is adjacent to the new collector. Since the roadway separates the drainage channel from the park, this alternative does not offer the opportunity for additional habitat restoration available with the Neighborhood Alternative.

2. Implications for the Study Area and Surroundings.

The chief implication of this alternative is that it provides access for more extensive development in southeast Pleasanton.

The alternative (northerly) alignment for the new east-west collector would require lining up the proposed Valley Avenue extension with the collector to create a four-legged intersection. This would have implications for future development of the Kaiser Aluminum Center property.

This alternative minimizes impacts of study area development for existing residents along Sycamore Road by routing new traffic completely away from Sycamore Road. However, construction of a widened collector, as proposed, may serve as a divider of the study area and may result in the greatest overall change to the existing character of the area. The northern half of the study area would be similar to existing residential subdivisions to the north, while that portion of the study area south of the collector would be most similar to existing rural residential uses along Sycamore Road.

Construction of the major collector may be more expensive due to additional right-of-way requirements, increased construction costs, and additional costs associated with the landscaped median, however there may be cost savings from having a single collector instead of an east-west and north-south collector. Since the collector would serve significant traffic from outside the study area, equity would demand that developers from other projects in southeast Pleasanton share the costs based on a pro rata share of projected cumulative traffic.

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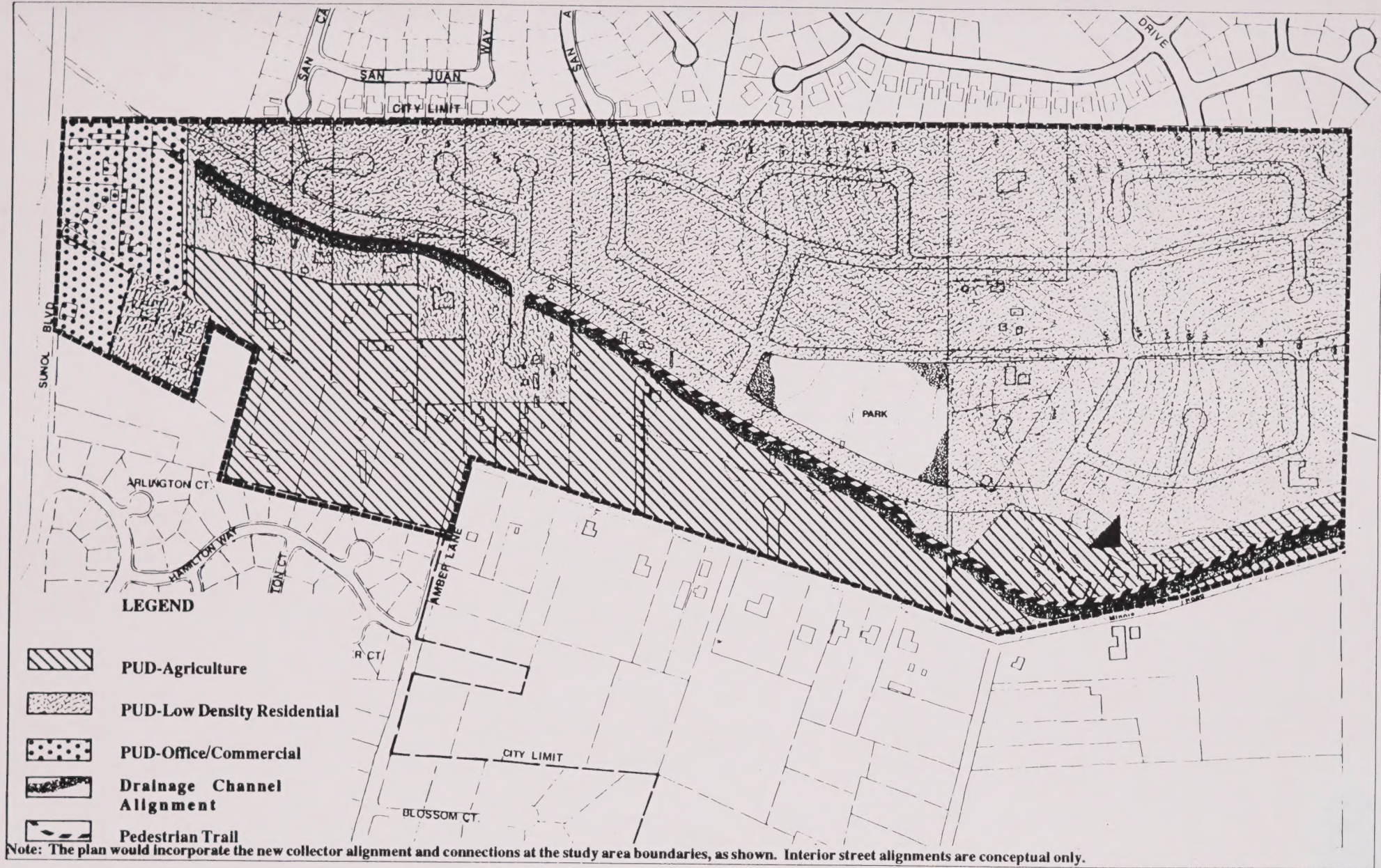


Figure A-5
Major Connection Alternative Land Uses

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